



N E V A D A

AGENDA
Regular Meeting
Planning Commission

Wednesday, February 14, 2024 • 5:00 PM

Members

Jenni McCullar - Chairwoman
Angela Lewis - Vice Chair
Humayoon Lodhi - Commissioner
Barry Williams Sr. - Commissioner
Cody Wagner - Commissioner
Jacob VanderHeiden - Commissioner
Robert Flores - Commissioner

Fernley City Council Chambers, 595 Silver Lace Boulevard, Fernley, NV 89408

Zoom information:

Please click the following link to join the webinar: <https://us02web.zoom.us/j/82966343247>, or one tap/mobile: 12532158782, Dial: 669 900 9128, Webinar ID: 829 6634 3247

Public Notice: This agenda has been physically posted in compliance with 241.020 at Fernley City Hall, 595 Silver Lace Blvd. In addition, this agenda has been electronically posted in compliance with NRS 241.020(3) at www.cityoffernley.org and NRS 232.2175 at <https://notice.nv.gov/>. To obtain further documentation regarding posting, please contact the City Clerk's Office at (775) 784-9830 or cityclerk@cityoffernley.org

Public Comment: Those wishing to address the Planning Commission may submit public comment through the [online public comment form](#), or by sending an email to cityclerk@cityoffernley.org. Comments received prior to 4:00 pm the day of the meeting will be provided to the Planning Commission and added to the record but will not be read during the live meeting. Public comments received after 4 pm the day of the meeting will be included in the record but may not reach commission members before action is taken. Public comment, whether on action items or public comment, is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. The public may comment on any matter that is not specifically included on an agenda as an action item or comment on a specific agenda item. Items not included on the agenda cannot be acted upon other than to place them on a future agenda. Additionally, if you wish you can comment in person at the meeting or use the Raise your Hand feature in Zoom (*9 if you are participating via phone).

Accommodations: The Planning Commission and staff will make reasonable efforts to assist and accommodate individuals with disabilities desiring to attend the meeting. Please contact the City Clerk's Office at (775) 784-9830 in advance so that arrangements can be made.

Supporting Material: Staff reports and supporting material for the meeting are available at the City Clerk's Office, and on the City's website at www.cityoffernley.org. Pursuant to NRS 241.020(6), supporting material is made available to the general public at the same time it is provided to the City Council.

Order of Business: The presiding officer shall determine the order of the agenda. The Fernley Planning Commission may combine two or more agenda items for consideration; 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. Items scheduled to be heard at a specific time will be heard no earlier than the stated time but may be heard later.

1. INTRODUCTORY ITEMS

- 1.1. Pledge of Allegiance**
- 1.2. Roll Call**
- 1.3. Public Forum**
- 1.4. (For Possible Action) Approval of Agenda**
- 1.5. (Possible Action) Approval of Minutes**

2. STAFF REPORTS

3. GENERAL BUSINESS

- 3.1. Training presentation from the City Attorney regarding NRS Chapter 241 (Open Meeting Law).**
- 3.2. (For Possible Action) Discussion and possible action to approve Resolution 24-004, an amendment to Section 2-1 (Membership) of the Planning Commission Bylaws to allow the mayor to appoint an alternate member to the Planning Commission.**

4. PUBLIC HEARINGS

A. DISCUSSION WITH PLANNING COMMISSION & STAFF B. PUBLIC INPUT C. ADDITIONAL DISCUSSION WITH PLANNING COMMISSION & STAFF D. COUNCIL ACTION OR DIRECTION TO STAFF

- 4.1. (For Possible Action) Discussion and possible action on Conditional Use Permit 23007 (CUP23007) submitted by Jim Guthrie to allow a tractor-trailer parking lot at 20 Speedway Road (APN 021-442-21). The property is approximately 4.2 acres in size located at the northeast corner of Speedway Road and US 95A.**

5. 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.)

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. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

8. PUBLIC FORUM

9. ADJOURNMENT

Next Meeting: March 13th at 5pm

**MINUTES OF THE
FERNLEY PLANNING COMMISSION MEETING
JANUARY 10, 2024**

Chairwoman Jenni McCullar called the meeting to order at 5:00 PM.

1. INTRODUCTORY ITEMS

1.1. Pledge of Allegiance

1.2. Roll Call

Present: Chairwoman Jenni McCullar, Commissioner VanderHeiden, Commissioner Humayoon Lodhi, Commissioner Barry Williams, Commissioner Cody Wagner (Zoom), City Manager Ben Marchant, Deputy City Manager Lydia Altick, City Attorney Aaron Mouritsen, Planning Director Michele Rambo, Senior Planner Shay League, Deputy City Clerk Brenda Gosser, Administrative Specialist I Sandy Harris. **Absent:** Vice-Chair Angela Lewis.

1.3. Public Forum

None

1.4. (For Possible Action) Approval of Agenda

Motion: I MOVE TO APPROVE THE AGENDA. **Action:** Approved. **Moved by:** Commissioner Barry Williams, **Seconded by:** Commissioner Humayoon Lodhi. **Vote:** Passed, **Summary:** Yes 5, **Yes:** Commissioner Williams, Chairwoman McCullar, Commissioner Wagner, Commissioner Lodhi, Commissioner VanderHeiden. **Absent:** Vice-Chair Lewis

Vice-Chair Angela Lewis arrived at 5:04 pm.

1.5. (Possible Action) Approval of Minutes

Motion: I MOVE TO APPROVE THE MINUTES OF DECEMBER 13, 2023, MEETING. **Action:** Approved. **Moved by:** Commissioner Barry Williams, **Seconded by:** Commissioner Jake VanderHeiden. **Vote:** Passed, **Summary:** Yes 4, Abstained 2. **Yes:** Commissioner Williams, Chairwoman McCullar, Commissioner Wagner, Commissioner VanderHeiden, **Abstain:** Vice-Chair Angela Lewis, Commissioner Humayoon Lodhi.

Vice-Chair Lewis and Commissioner Lodhi abstained due to being absent from the December 13, 2023, meeting.

2. GENERAL BUSINESS

2.1. (For Possible Action) Discussion and election of City of Fernley Planning Commission Officers for 2024.

Motion: I MOVE CHAIRWOMAN JENNI McCULLAR SERVE AS PLANNING COMMISSIONER CHAIR FOR CALENDAR YEAR 2024. **Action:** Approved. **Moved by:** Vice-Chair Angela Lewis, **Seconded by:** Commissioner Williams. **Vote:** Passed, **Summary:** Yes 6. **Yes:** Commissioner Williams, Chairwoman McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner Lodhi, Commissioner VanderHeiden.

Motion: I MOVE VICE-CHAIR ANGELA LEWIS SERVE AS PLANNING COMMISSIONER VICE-CHAIR FOR CALENDAR YEAR 2024. **Action:** Approved. **Moved by:** Chairwoman Jenni McCullar, **Seconded by:** Commissioner Lodhi. **Vote:** Passed, **Summary:** Yes 6. **Yes:** Commissioner Williams, Chairwoman McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner Lodhi, Commissioner VanderHeiden.

3. PUBLIC HEARINGS

3.1. (For Possible Action) Consideration, discussion, and possible action to recommend that the City Council approve Bill #342, an Ordinance establishing a Development Agreement (DA22001) between the developer (Mark IV Capital) and the City of Fernley in association with the Victory Logistics District Planned Development relating to improvements of utilities, public services, and other related items.

Michele Rambo presented that since the original public hearing was held by the Planning Commission on November 8, 2023, the property owner, Mark IV Capital, and the City of Fernley have continued negotiations of a Development Agreement to accompany the development of the Victory Logistics District Planned Development. The City of Fernley does not have a revised document for review at this point. In order to prevent wasting additional staff and Planning Commission time, staff is recommending that this item be continued to an unknown future Planning Commission meeting to be determined once a final document is ready for review.

Motion: I MOVE TO CONTINUE DA22001 TO A FUTURE PLANNING COMMISSION MEETING TO BE SCHEDULED ONLY AFTER A FINAL REVISED DEVELOPMENT AGREEMENT IS COMPLETED TO THE SATISFACTION OF BOTH THE CITY OF FERNLEY AND MARK IV CAPITAL. **Action:** Approved. **Moved by:** Commissioner Jake VanderHeiden, **Seconded by:** Commissioner Humayoon Lodhi. **Vote:** Passed, **Summary:** Yes 6. **Yes:** Commissioner Williams, Chairwoman McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner Lodhi, Commissioner VanderHeiden.

3.2. (For Possible Action) Discussion and possible action regarding a major deviation application (MJD23003) submitted by Eric Flodman on behalf of Genica Skyridge LLC to request a deviation at least 10 percent but not more than 50 percent from the standard of development for rear yard setbacks on lots 13 through 16 of Skyridge Estates II (APNs: 022-482-01, 022-482-02, 022-482-03, and 022-482-09).

Shay League, Senior Planner presented. For the purposes of this application, the developer has pre-approved stock plans for housing designs that the City of Fernley has already approved as options to build. As part of the stock plan approval process, when a developer applies for a building permit, they will not need to wait for staff to verify that the house itself meets our requirements. Because the approval process at this juncture has more to do with how the home fits on a specific lot than the house itself, the stock plan process significantly speeds up the rate of approval for a building permit. As a secondary benefit, working from a stock plan saves developers the expense of "reinventing the wheel" for every lot. In this case, the City of Fernley has determined that they have provided enough pre-approved building options to prevent the neighborhood from having an unattractively uniform appearance. The developer is free to choose from the homes they have pre-approved as long as they do not put the same home on consecutive lots. The issue the developer is having stems from the fact that they want to build single-story houses on the lots listed, and they do not already have a stock plan for a single-story home that will fit within the footprint of these lots. There is no City of Fernley regulation preventing them from submitting another stock plan for a single-story home that fits within the zoning setback.

Kelly Flodman, representing Genica Nevada, stated that the application started out with about 12 lots needing a deviation, but reduced the request to 4 lots, but after reviewing again there are possibly 5 lots. In reading the City of Fernley's development code, it states the purpose in this section is intended to allow flexibility. It is generally the intent of the city to allow significant reduction or deviations from the minimum standards in exchange for a higher level of a quality development. Genica has applied for the major deviation as a small portion of the backyard. Asking a developer to design, engineer, and process a fourth plan with only 5 lots is unreasonable. We ask the Planning Commission to make a motion to approve the requested deviation.

Public input:

Jim Burcell, Fernley resident, stated that he is in support of the single story and the deviation.

Kara Barney, Fernley resident, stated that she would like the deviation approved, but does not want to see 2-story homes.

Kris Rususon, Fernley resident, stated that he is in support of the deviation, and does not want to see 2-story homes.

Chairwoman Jenni McCullar clarified with Kelly Flodman that the homes will be single-story and the deviation will be anywhere from 7% to 15%, which is 3 feet.

Commissioner Cody Wagner clarified that the request is asking to increase the deviation from 4 home to 5 homes.

Kelly Flodman stated that all the setbacks are going to be greater than 16 feet.

Vice-Chair Angela Lewis disclosed that she is currently employed by Kelly Flodman who runs Cardin Reality and this will not inhibit her ability to vote on this matter.

Motion: I MOVE TO APPROVE THE MAJOR DEVIATION REQUEST ASSOCIATED WITH MJD23003. I ADOPT FINDINGS MJD1 AND MJD2 AS PRESENTED IN THE STAFF REPORT AND ADOPT FINDINGS MJD3 AND MJD4 BECAUSE I HAVE DETERMINED THAT THE DEVIATION IS ACCEPTABLE. **Action:** Approved. **Moved by:** Chairwoman Jenni McCullar, **Seconded by:** Commissioner Barry Williams. **Vote:** Passed, **Summary:** Yes 6. **Yes:** Commissioner Williams, Chairwoman McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner Lodhi, Commissioner VanderHeiden.

4. CHAIR AND COMMISSION ITEMS

None at this time.

5. PLANNING DIRECTOR ITEMS

Michele Rambo, Planning Director, stated that there will be a public open house next week on Tuesday, January 16. A survey for the public was put on the website and Facebook. Interviews were conducted for the Planning Commission candidates, and an appointment will be made at the next City Council meeting.

6. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

None at this time.

7. PUBLIC FORUM

None at this time.

8. ADJOURNMENT

The next Fernley Planning Commission meeting will be February 14, 2024.

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 5:48 pm.

Approved by the Fernley Planning Commission on February 14, 2024, by a vote of:

AYES _____ NAYS: _____ ABSTENTIONS: _____ ABSENT: _____

Chairwoman Jenni McCullar

ATTEST:



CITY OF FERNLEY

Planning Commission AGENDA REPORT

Meeting Date: February 14, 2024

REPORT TO: Fernley Planning Commission

REPORT FROM:

FINANCIAL IMPACT:

Yes: No:

CURRENTLY BUDGETED:

Yes: No:

FUND/ACCOUNT:

ACTION REQUESTED:

AGENDA ITEM:

Administer Oath of Office to new Planning Commissioner Robert Flores.

AGENDA ITEM BRIEF:

RECOMMENDED MOTION:

BUSINESS IMPACT (per NRS Chapter 237):

See attached report for background, analysis, alternatives.

ALTERNATIVES:

BACKGROUND:

RELEVANT LAWS, STATUTES, AND REGULATIONS:

FINANCIAL IMPLICATIONS:

ATTACHMENTS:

None



CITY OF FERNLEY

Planning Commission AGENDA REPORT

Meeting Date: February 14, 2024

REPORT TO: Fernley Planning Commission

REPORT FROM: Michele Rambo, Planning Director

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: No: X

FUND/ACCOUNT:

N/A

ACTION REQUESTED: Receive/File

AGENDA ITEM:

Training presentation from the City Attorney regarding NRS Chapter 241 (Open Meeting Law).

AGENDA ITEM BRIEF:

The first of several trainings for the Planning Commission will involve the City Attorney reviewing the open meeting rules and regulations that the commission must follow.

RECOMMENDED MOTION:

N/A

BUSINESS IMPACT (per NRS Chapter 237):

A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B).

See attached report for background, analysis, alternatives.

ALTERNATIVES:

N/A

BACKGROUND:

The Open Meeting Law (NRS Chapter 241) contains regulations regarding public transparency during official meetings such as the Planning Commission. The presentation from the City Attorney will cover items such as:

- What is a public body?
- What constitutes a "meeting"
- Electronic communication requirements
- What is required to be on an agenda?
- Enforcement of violations to the law
- Closed sessions
- Public comment do's and don'ts

RELEVANT LAWS, STATUTES, AND REGULATIONS:

NRS Chapter 241

FINANCIAL IMPLICATIONS:

None

ATTACHMENTS:

None



CITY OF FERNLEY

Planning Commission AGENDA REPORT

Meeting Date: February 14, 2024

REPORT TO: Fernley Planning Commission

REPORT FROM: Michele Rambo, Planning Director

FINANCIAL IMPACT:

Yes: X

No:

CURRENTLY BUDGETED:

Yes:

No: X

FUND/ACCOUNT:

N/A

ACTION REQUESTED: Motion
Resolution

AGENDA ITEM:

(For Possible Action) Discussion and possible action to approve Resolution 24-004, an amendment to Section 2-1 (Membership) of the Planning Commission Bylaws to allow the mayor to appoint an alternate member to the Planning Commission.

AGENDA ITEM BRIEF:

The Mayor would like to appoint an alternate member to the Planning Commission in order to sit in on meetings when other members are absent or there is a vacant seat. This will aid in the overall efficiency of the Planning Commission especially for more complex projects where a super-majority is required. Staff has prepared a small revision to the bylaws to allow for this option.

RECOMMENDED MOTION:

I move to adopt Resolution 24-004 to amend the Planning Commission Bylaws as presented by Staff and request that the City Council adopt this item as a joint resolution.

BUSINESS IMPACT (per NRS Chapter 237):

A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B).

See attached report for background, analysis, alternatives.

ALTERNATIVES:

The alternatives would be to either table this item to a future meeting or deny the request.

BACKGROUND:

During the recruitment to fill the latest vacancy on the Planning Commission, the Mayor expressed interest in appointing an alternate member. This alternate would be available to sit on the Planning Commission when another member is absent from a meeting or in the event that another vacancy occurs. Upon review of NRS 268.110 and the required number of commissioners, the City Attorney determined that there was nothing prohibiting the proposed alternate. However, the existing bylaws would need to be modified to accommodate this additional member.

Staff has prepared the needed amendment to the Planning Commission bylaws simply adding a statement allowing the Mayor to appoint an alternate. A similar change will also need to be made to FMC Section 2.09.02, which will be taken to the City Council for their consideration in conjunction with the bylaws.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

NRS Chapter 241 - Meetings of State and Local Agencies

NRS 268.110 - 268.220 - Powers and Duties Common to Cities and Towns - City Planning Commission

NRS 278.030 - 278.265 - Planning and Zoning - Planning Commissions

FMC Chapter 9, Article I - Boards and Commissions - Planning Commission

FINANCIAL IMPLICATIONS:

Additional budget needed for Planning Commission stipend previously approved by the City Council (\$80 per meeting).

ATTACHMENTS:

1. PC Bylaws with Proposed Changes
2. Resolution 24-004

City of Fernley Planning Commission Bylaws

SECTION 1 – CREATION OF THE PLANNING COMMISSION

1-1. Authorization

Pursuant to Nevada Revised Statutes (NRS) 268.110, the Planning Commission is hereby created and appointed by the City Council. There shall be seven voting members.

SECTION 2 – PLANNING COMMISSION COMPOSITION

2-1. Membership

A. The mayor shall appoint, subject to advice and consent by the City Council, seven members of the Commission, not more than two of whom shall be nonresidents of the city (NRS 268.120). The term “resident” is defined in accordance with the guidelines established in NRS 281.050 for the purposes of eligibility for office. The Mayor, City Attorney, and City Engineer, or designees of these parties, shall be ex-officio members of the Commission.

1. The mayor may also appoint an alternate member to sit on the Planning Commission when another commissioner is absent or a vacancy occurs.

B. The City Attorney’s Office shall be the legal counsel for the Commission.

2-2. Compensation, Term of Office, Absences, and Vacancies

A. **Compensation.** The City Council may provide by resolution for compensation, expenses, and subsistence allowances to Commission members, subject to limitation of NRS 278.040.

B. **Term of Office.** The term of each appointed member shall be four years, or until a successor takes office. Terms of the Commission shall be staggered pursuant to NRS 268.120(2).

C. **Absences.** The Planning Director may recommend to the Mayor removal of a Commissioner when they miss 33 percent or greater of regularly scheduled meetings per annum due to unexcused absences. An absence is excused if:

1. It is due to personal emergency of the Commissioner or a family member; or
2. It is otherwise unavoidable, and the Commissioner provides 24-hour advance notice to the Planning Director at planning@cityoffernley.org or 775-784-9810.

D. **Vacancies.** All vacancies shall be filled by the mayor for the unexpired term.

SECTION 3 – ELECTION OF OFFICERS AND POWERS AND DUTIES

3-1. Election of Officers

A. The Commission shall, at its first regular meeting in January, unless the January meeting is cancelled, in which case at the next regularly scheduled meeting, elect from its membership a Chair and Vice-Chair.

B. Each shall serve for a term of one year or until their successor(s) are elected.

- C. Any office may be re-elected but may not serve more than two consecutive terms in a single office.
- D. Following the election, the gavel shall be passed to the officers at the existing meeting of the Commission.
- E. Should a permanent vacancy occur in the position of Chair or Vice-Chair, the Commission, at its next meeting, shall fill the vacancy by electing a new Chair and/or Vice-Chair from its remaining membership. The term of such election shall expire at the next January meeting, or the next regularly scheduled meeting if the January meeting is cancelled. If a Chair or Vice-Chair serves in the position for six months or less, that individual shall be eligible for two additional one-year terms.

3-2. Powers and Duties

A. Chair

- 1. Serve as Presiding Officer
- 2. Ensure meetings are held in compliance with "City of Fernley Planning Commission Rules of Procedure", hereafter referred to as Rules of Procedure.

B. Vice-Chair

- 1. Serve as Presiding Officer when the Chair is absent and follow Rules of Procedure when presiding.
- 2. In the event of the resignation or permanent vacancy of the Chair, the Vice-Chair will perform such duties as are imposed of the Chair until the Commission elects a new Chair.
- 3. Should the Chair nor Vice-Chair be present, a temporary Chair shall be elected by a vote of the members present.

C. Planning Commissioners

- 1. Arrive on time for all meetings.
- 2. Review all meeting material in preparation for Commission meetings and be properly prepared to discuss the items that are on the agenda.
- 3. Notify the Planning Director when unable to attend a meeting.
- 4. Wait to speak until acknowledged by the Chair.

SECTION 4 - MEETINGS AND CONDUCT

4-1. Meetings

- A. All meetings will be held in the Council Chambers at Fernley City Hall, 595 Silver Lace Boulevard. Meetings will be called to order at 5:00 PM, unless advertised otherwise, canceled, or rescheduled.

- B. Regular meetings of the Commission shall be held on the second Wednesday of each month. If the regular meeting date falls on a holiday, the meeting shall then be held on the next business day.
- C. Special meetings may be called by the Chair when deemed necessary. Members of the Commission shall be notified at least three days prior to the special meeting. Special meetings shall be noticed and agendized pursuant to NRS Chapter 241, hereafter referred to as "Nevada Open Meeting Law".
- D. In the event there is no business to conduct, a notice shall be emailed to the Commissioners and posted as required by Nevada Open Meeting Law.
- E. Noticing and posting of the agenda shall follow the Nevada Open Meeting Law as set forth by NRS.
- F. The Chair shall have the authority to eject or cause to be ejected any person(s) whose behavior disturbs or causes unreasonable interruptions to the proceedings of the Commission.
- G. All rules of order not herein provided for shall be determined in accordance with Fernley Planning Commission Rules of Procedure and Nevada Open Meeting Law.

4-2. Public Rights

- A. Public hearings shall be conducted in accordance with subsection 5-5 of the Rules of Procedure.
- B. Any person engaging in prohibited conduct in accordance with subsection 5-4 of the Rules of Procedure be requested to leave the meeting. The presiding officer may call for a break to notify Lyon County Sheriff's Department to remove any disruptive person(s).
- C. Interested persons, or their authorized representatives, may address the Commission for the presentation of protest, petitions, or communications relating to any matter over which the Commission has control when the item is under consideration by the Commission.
- D. Written information and materials provided by the project proponent, including graphics, photographs, and records of verbal statements, which pertain to Commission meetings, may be submitted to the Commission staff. All such information and materials shall be received a minimum of three working days in advance of the meeting for distribution to all Commission members and the public.

4-3. Rules for Voting

- A. Approval of any motion brought before the Commission shall require the affirmative vote of a majority of the members present, unless otherwise specified by law.

Note: The adoption of the master plan, or of any amendment, extension, or addition thereof, as required by NRS 278.210, must be by resolution of the Commission carried by the affirmative votes of not less than two-thirds (five members) of the total membership of the Commission (seven members).
- B. A tie vote results in a failed motion. A tie vote is neither denial nor approval of the motion. A denial and an approval are both "actions": requiring a majority vote. If there is a tie vote, and there are less than seven Commissioners present, upon consent of the applicant, the matter shall be continued to the next regular meeting of the Commission to allow absent members to vote on the matter.

If the applicant does not consent, and the Commission is not sitting as an appellate body, the Commission may make subsequent motions. If the matter involves an appeal and an affirmative vote does not occur, the result is that the decision appealed stands as decided by the decision-maker from which the appeal was taken.

- C. Planning Commissioners desiring to abstain on a question shall do so at the time the agenda item is called and shall state the reason for the abstention. With respect to the item, the Commissioner shall move to the public area during the duration of the agenda item's discussion.

SECTION 5 – ETHICS AND RESPONSIBILITIES

5-1. Conflicts of Interest

- A. Planning Commissioners shall comply with state and local regulations related to conflict of interest.
- B. In connection with matters coming before the Commission, NRS 281A.420, as amended, discusses three circumstances where disclosure and abstention may be required. These three circumstances include when a member of the Commission:
 - 1. Has received a gift or loan;
 - 2. Has a pecuniary interest; or
 - 3. Has a commitment in a private capacity to others in connection with the matter, (i.e.: familial relationship, business relationship or close personal friendship).
- C. If a member of the Commission has an ownership interest in property or a project being considered individually for a master plan amendment, re-zoning, special use permit, variance, tentative map or an entitlement, the member must abstain, but may address the Commission to discuss the facts about the property. Said Commissioner must not ask, advocate, or give any reason for or against a vote.
- D. The legislature encourages appointed or elected members of public bodies to vote, not abstain. NRS 420(4)(b) states: "Because abstention by a public officer disrupts the normal course of representative government and deprives the public and the public officer's constituents of a voice in governmental affairs, the provisions of this section are intended to require abstention only in clear cases where the independence of judgment of a reasonable person in the public officer's situation would be materially affected by the public officer's acceptance of a gift or loan, significant pecuniary interest or commitment in a private capacity to the interests of another person."
- E. Planning Commissioners should not accept any gifts from applicants, representatives of applicants, or other people, institutions, associations, or organizations concerned with matters which have either been or are before the Commission. Even a well-intentioned and innocent action has the appearance of a conflict of interest.

SECTION 6 – OPEN MEETING LAW CONSIDERATIONS

6-1. On-site Inspections and Neighborhood Meetings

- A. NRS 278.190(3) permits the Commissioners to conduct site visitations in the performance of their functions.

- B. If the applicant arranges a tour of the property, it is strongly recommended that two or three Commissioners attend jointly.
- C. An applicant may hold neighborhood meetings to solicit neighborhood input, provide information to the neighborhood, and attempt to resolve disputes prior to the presentation of their applications. Should the Commissioners wish to attend, they shall ensure that the requirements of the Nevada Open Meeting Law are met. The Commissioners must also disclose their attendance at the meeting.

6-2. Attendance at City Council Meetings

- A. Members of the Commission may attend the City Council meetings provided that all requirements of the Nevada Open Meeting Law are met.
- B. A member of the Commission shall not comment or express the opinion of the Commission on planning items being considered by the City Council.

SECTION 7 – AMENDMENTS TO BYLAWS

7-1. Procedure

- A. The Commission Bylaws may be amended by the Commission by resolution as deemed necessary by a majority vote of the Commission members.
- B. The resolution to amend Planning Commission Bylaws must also be adopted by a majority vote of City Council members.
- C. An amendment to the Bylaws shall become effective immediately upon adoption unless the motion to adopt specifies another time for becoming effective.

RESOLUTION # 24-004

A JOINT RESOLUTION OF THE FERNLEY CITY COUNCIL AND FERNLEY PLANNING COMMISSION, STATE OF NEVADA, AMENDING THE BYLAWS FOR THE FERNLEY PLANNING COMMISSION TO ALLOW FOR THE APPOINTMENT OF AN ALTERNATE MEMBER

WHEREAS, in accordance with Nevada Revised Statutes (NRS) 278.050, the Fernley Planning Commission shall adopt rules for transaction of business; and

WHEREAS, in accordance with Fernley City Council "Rules of Procedure", adopted by Resolution # 17-011 on June 7, 2017, the roles and operating guidelines for the various Fernley City Council advisory boards shall be adopted by a majority of the Council; and

WHEREAS, the Fernley Planning Commission recognizes and agrees that their bylaws need to be amended to update them as a matter of order; and

WHEREAS, the Fernley Planning Commission believes amending their bylaws to allow for the appointment of an alternate member will help the Commission to conduct its affairs in a timely and efficient manner; and

WHEREAS, the bylaws do not create substantive rights for third parties or participants in proceedings before the Commission; and now therefore,

BE IT RESOLVED BY FERNLEY CITY COUNCIL AND FERNLEY PLANNING COMMISSION, that attached "Exhibit A" is hereby adopted for the City of Fernley, Nevada.

RESOLUTION PASSED, APPROVED, AND ADOPTED the 14th day of February, 2024 by the Fernley Planning Commission, City of Fernley, State of Nevada.

Aye: _____ Nay: _____ Abstention: _____ Absent: _____

ACKNOWLEDGED AND APPROVED:

DATED:

Jenni McCullar, Chairwoman

ATTEST:

Brenda Gosser, Deputy City Clerk

RESOLUTION PASSED, APPROVED, AND ADOPTED the _____ day of _____, 2024 by the Fernley City Council, City of Fernley, State of Nevada.

Aye: _____ Nay: _____ Abstention: _____ Absent: _____

ACKNOWLEDGED AND APPROVED:

DATED:

Neal E. McIntyre, Mayor

ATTEST:

Kim Swanson, City Clerk



CITY OF FERNLEY

Planning Commission AGENDA REPORT

Meeting Date: February 14, 2024

REPORT TO: Fernley Planning Commission

REPORT FROM: Shay League

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: No: X

FUND/ACCOUNT:

N/A

ACTION REQUESTED: Motion

AGENDA ITEM:

(For Possible Action) Discussion and possible action on Conditional Use Permit 23007 (CUP23007) submitted by Jim Guthrie to allow a tractor-trailer parking lot at 20 Speedway Road (APN 021-442-21). The property is approximately 4.2 acres in size located at the northeast corner of Speedway Road and US 95A.

AGENDA ITEM BRIEF:

The applicant would like to construct a tractor-trailer parking lot within an existing industrial area located southeast of the Fernley 95A Speedway. Table 32.06.150-2 of the Development Code (otherwise known as the Use Table) indicates that such a use on an industrially zoned parcel requires the approval of a Conditional Use Permit.

RECOMMENDED MOTION:

I move to conditionally approve CUP23007 as presented by staff based on the findings outlined in the Staff Report.

BUSINESS IMPACT (per NRS Chapter 237):

A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B).

See attached report for background, analysis, alternatives.

ALTERNATIVES:

I move to deny CUP23007 because I can not make Finding No. ____ due to the following reason:

_____.

BACKGROUND:

This parcel is located in the far South of Fernley, beyond even the scope of the South and Southwest future development plans. There is no plan to bring City Water and Sewer services to this parcel in the near future. Further, because City of Fernley contains an area of around 130 square miles, it may never be cost-efficient for the City of Fernley to provide municipal services for this parcel. Given that, staff recommends not requiring the parcel to hook up to City services, and further waiving the requirement for the applicant to construct a curb, gutter, and sidewalk. While it is true that requiring new developments to provide a proportional share of infrastructure improvements is slowly leading to improved infrastructure within the developed portions of Fernley, this parcel is so remote that requiring the applicant to construct the infrastructure would not benefit Fernley.

FINDINGS:

In order to approve the proposed Conditional Use Permit, the Planning Commission must be able to make the below listed findings.

1. The proposed conditional use will be in compliance with the Comprehensive Plan.

The City of Fernley Comprehensive Plan designates this parcel as Industrial. The zoning on this parcel is also industrial. The purpose of the Industrial designation is to provide "areas appropriate for both low and high-intensity industrial work processes such as manufacturing, warehousing, construction, and small-scale commercial uses. These districts are intended to create an environment in which industrial operations may be conducted with minimal impact on the natural environment and surrounding land uses." In general, any use involving tractor-trailers is considered industrial. Therefore, the proposed tractor-trailer parking lot is an appropriate use on this parcel and complies with the Comprehensive Plan.

2. The conditional use will be compatible with the existing or permitted uses of adjacent properties.

The parcel is surrounded on three sides by other Industrially-zoned parcels with the exception of one parcel located across US 95A to the west. This parcel is zoned General Rural-20 Acre Minimum (GR20) and has a Comprehensive Plan land use designation of Rural Residential (RR). The majority of the surrounding parcels are vacant with some scattered industrial uses within the larger area around the parcel. These uses include auto wrecking and auto recycling. The proposed use of a tractor-trailer parking lot will not conflict with these uses and is, therefore, compatible with the existing or permitted uses in the area.

3. The potential impairment of natural resources and the total population which the available natural resources will support without unreasonable impairment.

There are no known natural resources that will be impaired on the subject parcel.

4. The availability of and need for affordable housing in the community, including affordable housing that is accessible to persons with disabilities.

The proposed use does not impact the need for affordable housing. The parking lot will not have any employees or generate the need for new housing.

5. The Conditional Use Permit's impacts have been conditioned to address identified impacts.

This project is conditioned to provide security fencing, trash facilities, and portable toilets for those who park here. All parking areas are to be paved, and the applicant will mitigate wastewater runoff by constructing the appropriate storage and drainage facilities.

6. Public notice has been given, and a public hearing held, per the requirements of the development code and the Nevada Revised Statutes.

Public notice has been given as required in the NRS and City of Fernley Development Code. The public hearing to be held for this item on February 14, 2024, will fulfill the requirement for a public hearing to be

held.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

General

[Nevada Revised Statutes \(NRS\), Chapter 278](#) - Planning and Zoning

[Fernley Municipal Code \(FMC\), Title 32](#) - Development Code

Specific

[NRS 278.315](#) - Granting of variances, special and conditional use permits, and other special exceptions by board of adjustment, planning commission, or hearing examiner; appeal of decision.

[FMC 32.03.050](#) (b) - Conditional use permit

Note: This list is provided as a courtesy for quick reference and is not all-inclusive. Planning Department will ensure the links are applicable and functioning through the February 24, 2024 meeting, but does not guarantee functionality or applicability after that date.

FINANCIAL IMPLICATIONS:

None

ATTACHMENTS:

1. CUP23007 Conditions of Approval
2. Development Application
3. Narrative
4. Vicinity Map
5. Site Plan

Conditions of Approval for CUP23007

CONDITIONAL USE PERMIT

SCOPE AND DURATION OF APPROVAL

1. APPROVAL

THIS CONDITIONAL USE PERMIT IS APPROVED AS SUBMITTED AND CONDITIONED. ANY SUBSTANTIVE CHANGES SHALL REQUIRE REVIEW AND APPROVAL BY PLANNING COMMISSION AS AN AMENDMENT TO THE CONDITIONAL USE PERMIT.

2. PROJECT DESCRIPTION

THE PROJECT APPROVAL IS LIMITED TO A PARKING LOT FOR TRACTOR-TRAILERS ON ONE PARCEL ±4.2-ACRES IN SIZE AND LOCATED AT 20 SPEEDWAY ROAD, FERNLEY, NV (APN: 021-442-21).

3. EXPIRATION DATE

THE CONDITIONAL USE PERMIT SHALL EXPIRE WITHIN ONE YEAR OF THE DATE OF APPROVAL, UNLESS THE PERMITTED USE HAS BEEN ESTABLISHED OR CONSTRUCTION TO ACCOMMODATE THAT USE HAS BEGUN AND IS BEING DILIGENTLY PURSUED. A ONE-YEAR EXTENSION MAY BE GRANTED BY THE PLANNING COMMISSION IF REQUESTED PRIOR TO THE EXPIRATION DATE OF THE CONDITIONAL USE PERMIT.

4. GOVERNING DOCUMENTS

ALL CITY OF FERNLEY MUNICIPAL CODE (FMC) OR DEVELOPMENT CODE REFERENCES HEREIN PERTAIN TO THE VERSION OF THE CODE ESTABLISHED BY ORDINANCE NUMBER 2020-005, UNLESS OTHERWISE NOTED. THE DEVELOPER MAY SUBSTITUTE REQUIREMENTS ESTABLISHED IN FUTURE CITY OF FERNLEY MUNICIPAL CODE UPDATES, IF APPROVED BY THE ADMINISTRATOR.

THE DEVELOPER SHALL ALSO COMPLY WITH ALL APPLICABLE STANDARDS FOUND WITHIN "CITY OF FERNLEY DEPARTMENT OF PUBLIC WORKS DESIGN STANDARDS & REVIEW GUIDELINES" OF MAY 2008, "CITY OF FERNLEY STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION" OF JULY 15, 2008, AND "CITY OF FERNLEY COMPREHENSIVE MASTER PLAN" OF AUGUST 2018, UNLESS OTHERWISE NOTED WITHIN THESE CONDITIONS OF APPROVAL.

DESIGN STANDARDS

5. WAIVER OF CERTAIN DEVELOPMENT STANDARDS

DUE TO THE NATURE OF THE USE AND THE DISTANCE OF THE SITE AWAY FROM EXISTING INFRASTRUCTURE, CITY OF FERNLEY FINDS THAT CERTAIN DEVELOPMENT STANDARDS THAT WOULD TYPICALLY BE REQUIRED ARE HEREBY WAIVED. THIS INCLUDES LANDSCAPING, STREET IMPROVEMENT, AND DEDICATION OF WATER RIGHTS. SHOULD THE DEVELOPER WISH TO HAVE WATER ON-SITE IN THE FUTURE, DEDICATION OF WATER RIGHTS SHALL BECOME NECESSARY.

6. SPECIFIC DEVELOPMENT STANDARDS

ALL PARKING AREAS FOR THIS PROJECT SHALL BE PAVED AND APPROPRIATELY MARKED IN ACCORDANCE WITH FMC SECTION 32.09.10. IN RECOMPENSE FOR WAIVING CERTAIN DEVELOPMENT STANDARDS (ABOVE), THE DEVELOPER HAS AGREED TO PROVIDE FENCING, ACCESS TO PORTABLE TOILETS, AND ACCESS TO A DUMPSTER TO SERVE THOSE WHO USE THIS SITE FOR PARKING. ALL FENCING SHALL BE IN ACCORDANCE WITH FMC SECTION 32.09.050.

Conditions of Approval for CUP23007

CONDITIONAL USE PERMIT

7. GENERAL DEVELOPMENT STANDARDS

THIS PROJECT SHALL COMPLY WITH ALL OTHER DEVELOPMENT STANDARDS FOUND WITHIN THE GOVERNING DOCUMENTS LISTED IN ITEM 5; THIS INCLUDES ITEMS RELATED TO FENCES, INTENSITY STANDARDS, BUILDING PROJECTIONS, PARKING AND LOADING, AND ANY DEVELOPMENT STANDARDS REQUIRED FOR THE INDUSTRIAL ZONE EXCEPT THOSE LISTED IN ITEM 6 ABOVE.

WATER, GRADING, AND DRAINAGE

8. GEOTECHNICAL REPORT

THE DEVELOPER SHALL PROVIDE A FINAL GEOTECHNICAL REPORT FOR THE PROJECT IN CONFORMANCE WITH THE REQUIREMENTS OF THE DEVELOPMENT CODE FOR REVIEW AND APPROVAL BY THE CITY ENGINEER PRIOR TO ISSUE OF A GRADING PERMIT OR BUILDING PERMIT.

9. GRADING PERMIT

THE DEVELOPER SHALL COMPLY WITH ALL GRADING REQUIREMENTS SET FORTH IN THE CITY OF FERNLEY DEVELOPMENT CODE, AS WELL AS ALL STATE AND FEDERAL REGULATIONS, INCLUDING, BUT NOT LIMITED TO, STORM WATER POLLUTION PREVENTION AND AIR QUALITY.

THE DEVELOPER SHALL PROVIDE VERIFICATION OF A STORM WATER DISCHARGE PERMIT FROM THE NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION, PRIOR TO ISSUE OF A GRADING PERMIT. THIS REQUIREMENT IS SUBJECT TO APPROVAL OF THE CITY ENGINEER.

10. STORM WATER TREATMENT AND DRAINAGE

THE DEVELOPER SHALL PROVIDE A FINAL DRAINAGE REPORT FOR THE PROJECT IN CONFORMANCE WITH FERNLEY MUNICIPAL CODE AND THE PUBLIC WORKS DESIGN MANUAL FOR REVIEW AND APPROVAL BY THE CITY ENGINEER. THE DEVELOPER SHALL UTILIZE STRUCTURAL CONTROLS FOR THE TREATMENT OF STORM WATER RUNOFF, IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

PRIOR TO ISSUE OF A BUILDING PERMIT, DRAINAGE CONVEYANCE FACILITIES AND OTHER IMPROVEMENTS SHALL BE CONSTRUCTED. DESIGN AND CONSTRUCTION OF ALL DRAINAGE CONVEYANCE FACILITIES IS SUBJECT TO APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR.

11. WATER RIGHTS

DUE TO LACK OF DEMAND FOR WATER, THE DEVELOPER IS NOT REQUIRED TO DEDICATE WATER RIGHTS TO CITY OF FERNLEY AT THIS TIME. SHOULD ANY WATER BECOME REQUIRED FOR THIS PROJECT IN THE FUTURE, THE APPLICANT SHALL DEDICATE WATER RIGHTS IN THE APPROPRIATE AMOUNT BEFORE ANY WATER USAGE

GOVERNING AGENCIES

12. NORTH LYON COUNTY FIRE PROTECTION DISTRICT

THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF THE MOST RECENT FIRE CODE ADOPTED BY THE NORTH LYON COUNTY FIRE PROTECTION DISTRICT, TO THE APPROVAL OF THE FIRE CHIEF, FIRE MARSHAL, OR DESIGNEE.

Conditions of Approval for CUP23007

CONDITIONAL USE PERMIT

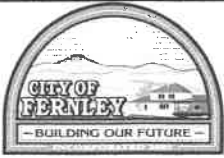
13. FEDERAL, STATE, AND LOCAL AGENCIES

THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF ANY FEDERAL, STATE, LOCAL AGENCY, DEPARTMENT, OR LICENSED PROFESSIONAL WITH JURISDICTION OVER THE PROJECT INCLUDING, BUT NOT LIMITED TO: BUREAU OF RECLAMATION (BOR), NEVADA DEPARTMENT OF TRANSPORTATION (NDOT), NEVADA DIVISION OF ENVIRONMENTAL PROTECTION (NDEP), NEVADA DIVISION OF WATER RESOURCES (NDWR), NEVADA BUREAU OF WATER POLLUTION CONTROL, NEVADA BUREAU OF SAFE DRINKING WATER, NEVADA STATE ENVIRONMENTAL COMMISSION, TRUCKEE CARSON IRRIGATION DISTRICT (TCID), THE CITY OF FERNLEY BUILDING OFFICIAL, THE CITY OF FERNLEY ENGINEER, CITY OF FERNLEY PLANNING DEPARTMENT, CITY OF FERNLEY PUBLIC WORKS DEPARTMENT, AND THE CITY OF FERNLEY PROFESSIONAL LAND SURVEYOR.

MISCELLANEOUS

14. PROJECT CONTACT

PRIOR TO ESTABLISHING THIS USE, THE DEVELOPER SHALL DESIGNATE A CONTACT PERSON TO THE ADMINISTRATOR. THE CONTACT PERSON SHALL BE AUTHORIZED TO, AND RESPONSIBLE FOR, CORRECTING ANY SITE-RELATED ISSUES ON A 24-HOUR, 7-DAYS-PER-WEEK BASIS. UNLESS OTHERWISE SPECIFIED BY THE DEVELOPER, CITY OF FERNLEY SHALL RETAIN THE APPLICANT'S CONTACT INFORMATION FOR THIS PURPOSE.



Planning Department
595 Silver Lace Blvd, Fernley, NV 89408
Development Application

Please complete all sections that apply to you and/or your project. Various applications are only accepted on the application deadline dates. Please call before you submit to verify that someone will be available to assist you at (775) 784-9810.

☐ ADMINISTRATIVE REVIEW(AR)	☐ APPEAL (APP)
☐ ANNEXATION(ANX)	☐ PLANNED DEVELOPMENT (PD)
☒ CONDITIONAL USE PERMIT(CUP)	☐ DEVELOPMENT AGREEMENT (DA)
☐ MAJOR DEVIATION(MJD)	☐ TEMPORARY USE PERMIT (TUP)
☐ MASTER PLAN AMENDMENT.....(MPA)	☐ VARIANCE(VAR)
☐ MINOR DEVIATION(MND)	☐ REASONABLE ACCOMMODATION(RAD)
☐ ZONING MAP AMENDMENT.....(ZMA)	☐ OTHER: _____

Applicant's Name: <u>Jim Guthrie</u>		Signature: <u>[Signature]</u>		Primary Contact?	
Company Name:					
Address: <u>20 Speedway Rd.</u>					
City: <u>Fernley</u>		State: <u>Nevada</u>		Zip Code: <u>89408</u>	
Phone No.:		Cell No.: <u>775 303-5082</u>		Email: <u>start trucking@yahoo.com</u>	
Fax No.:					

Property Owners Name: <u>Jim Guthrie</u>		Primary Contact?			
Company Name:					
Address: <u>695 Sagedr</u>					
City: <u>Fernley</u>		State: <u>Nevada</u>		Zip Code: <u>89408</u>	
Phone No.:		Cell No.: <u>775 303-5082</u>		Email: <u>start trucking@yahoo.com</u>	
Fax No.:					

Engineer / Representative		Primary Contact?			
Company Name:					
Address:					
City:		State:		Zip Code:	
Phone No.:		Cell No.:		Email:	
Fax No.:					

Brief Project Type/Description (Attach Detailed Project Type / Description):

Subdivision/Project Name And/Or Phase:

Project Location (Street Address):

Assessor's Parcel Number(s):

Current Zoning:		Comprehensive Plan Land Use Designation	
Total Project Acreage:	% Commercial:	CITY UTILITIES	
Number of Parcels Proposed:	% Open Space:	Water:	Sewer
		☐ Currently Served ☐ Proposed	☐ Currently Served ☐ Proposed

Previous Applications For This Site? ☐ Yes ☐ No
List Previous Application No(s) And Names:

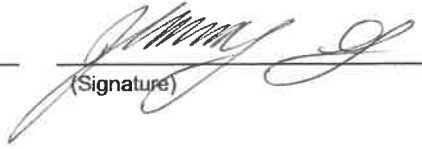
2009 Flood Zone Designation: ☐ A ☐ AE ☐ AH ☐ AO		FEMA Map No.:	
Application Filing Date:		Application Fee:	
Application No.:		Outsource Fee:	
Application Intake By:		Noticing Fee:	
Planner:		Total Due:	

LETTER OF AUTHORIZATION

This letter shall serve to notify and verify the I/we am/are the legal owner(s) of the property being considered under this application and do hereby authorize the above representative to file and represent my/our interest in this application.

I/we am/are the legal owner(s) of said property; have read the foregoing "Letter of Authorization" and know the contents thereof; and so hereby certify (or declare) under penalty of perjury under the laws of the State of Nevada that the information contained in this application is true and correct.

OWNER(S) OF RECORD: *(Include all signatures-provide extra sheets if necessary)*

<u>Jimmy Guthrie</u>	<u></u>	<u>12-20-23</u>
(Print Name)	(Signature)	(Date)
_____	_____	_____
(Print Name)	(Signature)	(Date)

I certify under penalty of perjury that I am the applicant and that the foregoing statements and answers contained herein and the information herein submitted, are in all respects true and correct. I grant permission to City staff and officials to enter the property to conduct inspections/site visits necessary for the review of the project. I also certify that all plans and submittal requirements are in accordance with the Nevada Revised Statutes and City Code, have been drawn to a standard engineering scale (e.g. 1"=20', 1"=50', 1"=100') or architectural scale (e.g. 1/4"=1', 1/8"=1') that is appropriate to the project size, and clearly define and identify all of the required information.

APPLICANT:

<u>Jimmy Guthrie</u>	<u></u>	<u>12-20-23</u>
(Print Name)	(Signature)	(Date)

APPLICANT'S ENGINEER/REPRESENTATIVE:

_____	_____	_____
(Print Name)	(Signature)	(Date)

City of Fernley Development Code, Section 32.03.030, Common Review Procedures: The City will not process incomplete applications. Review for completeness of application forms is solely to determine whether preliminary information required for submission with the application is sufficient to allow further processing. A determination of completeness shall not constitute a decision as to whether an application complies with the City's Development Code.

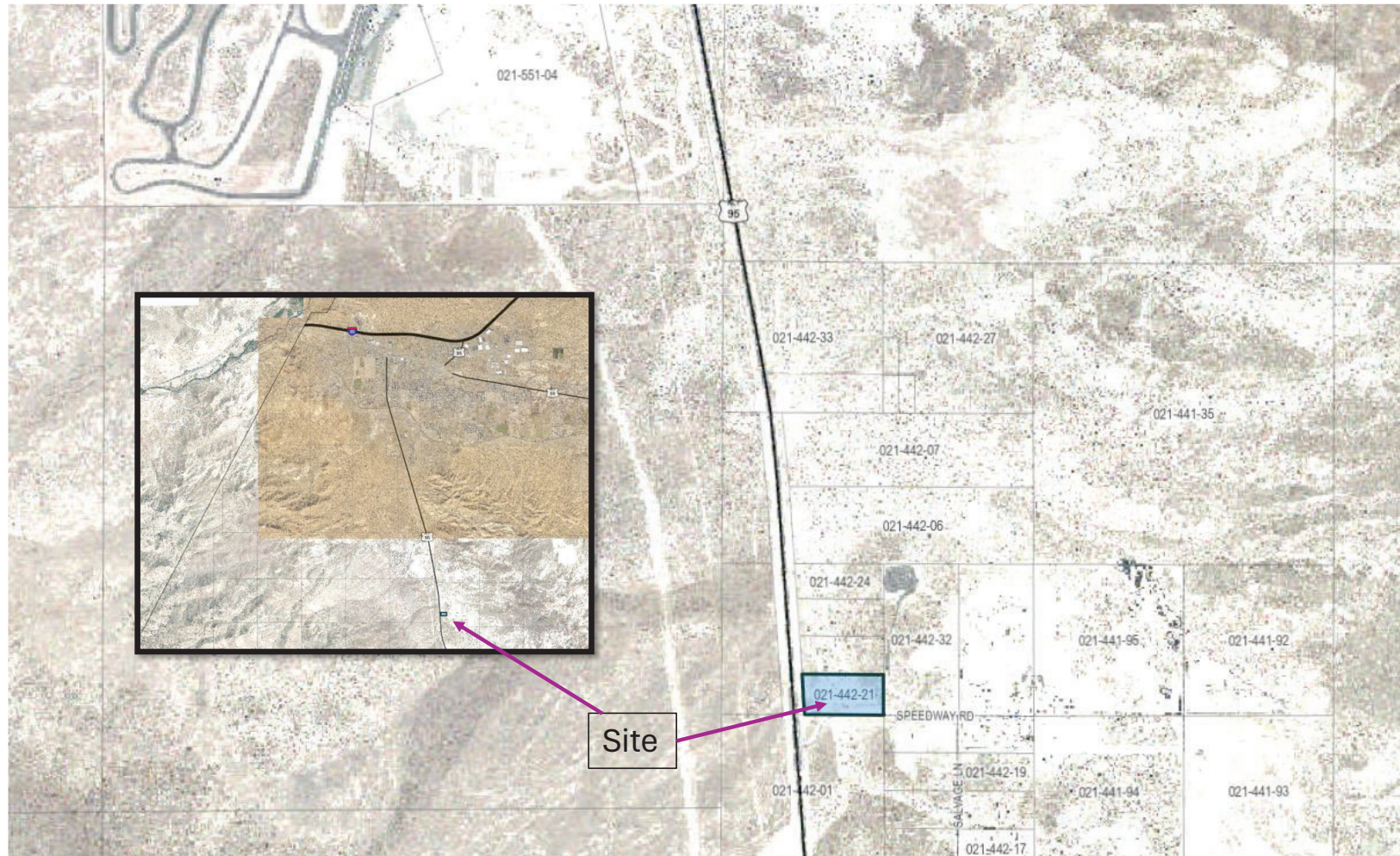
Note: Development review meetings are preliminary nature and comments expressed by staff should not be construed as being Conditions of Approval for any project application.

the Truck Yard at 20 speedway rd.

Hello, this is Jim Guthrie. my project for 20 Speedway Rd in Fernley is to build 20 Speedway Road Truckyard, a fully fenced and gated yard with large parking spaces to accomodate semi tractors and trailers for overnight parking. The perimeter of the yard will be fully fenced with chain link fencing topped with barbed wire. The entrance will have a lockable gate to secure the yard during off hours. The ground inside the truck yard will be levelled for an even parking surface and will be covered in a layer of base material with an additional layer of asphalt grindings on the surface to create the parking surface. The yard will have solar powered lighting and security cameras. There will also be one or more port-o-potty toilets and a dumpster for customer use inside of the fenced yard.

The intent of this parking area is to have a designated and secure area for semi drivers and/or owner operators to park their rig when not in use and overnight parking for drivers that need to stop and reset their hours per DOT regulations. This yard will provide an area for drivers that is currently only available at the truck stops on either end of town where overnight parking is not sufficient to accomodate all vehicles needing to park. Additionally, these locations do not allow for parking and leaving of the rig to go home for drivers living locally. My truck yard gives these overflow drivers and local drivers an area to park that would allow enforcement by the city to keep open lots and undesignated big rig parking around the city of Fernley clear of unwanted trucks and trailers.

Vicinity Map



Hwy 95A

421'-5"

206'-11"

53'-0"

Facility yard

Gate

Fenced yard

199'-7 3/4"

Gate

Fence
6 FT 6 FT
PLUS
1 strand
Barbed wire