

**MINUTES OF THE
FERNLEY PLANNING COMMISSION MEETING
AUGUST 14, 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, Vice-Chair Angela Lewis, Commissioner Barry Williams, Sr., Commissioner Cody Wagner, Commissioner Robert Flores, Commissioner Tessa Garvin, Commissioner Jacob VanderHeiden (Zoom), Deputy City Clerk, Brenda Gosser, Administrative Specialist 1 Sandy Harris, City Attorney Aaron Mouritsen, Deputy City Manager Lydia Altick, Planning Director Michele Rambo, Senior Planner Shay League.

1.3. Public Forum

None at this time.

1.4. (For Possible Action) Approval of Agenda

Motion: I MOVE TO APPROVE TONIGHT'S AGENDA WITH ITEM 4.1 MOVED TO AFTER 1.5 AND BEFORE 2.1. **Action:** Approved. **Moved by:** Commissioner Cody Wagner, **Seconded by:** Commissioner Tessa Garvin. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Commissioner Williams, Chairwoman McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin.

1.5. (Possible Action) Approval of Minutes

Motion: I MOVE TO APPROVE THE MINUTES FROM JULY 10, 2024. **Action:** Approved. **Moved by:** Commissioner Robert Flores, **Seconded by:** Vice-Chair Angela Lewis. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Commissioner Williams, Chairwoman McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin.

2. STAFF REPORTS

2.1. A presentation of public online survey results gathered as part of the North Fernley and Southwest Fernley Area Plan process.

Planning Director Rambo presented the results of a survey that was put online for the public as part of the development of the North Fernley Area Plan and the Southwest Fernley Area Plan. The survey was made available to the public from January 2024 to May 2024. Questions in this survey focused on what the public likes about Fernley, what types of development they would like to see in the future, and what features the public would like to see preserved. She also discussed some of the underlying implications that will help guide the development of both Area Plans.

3. GENERAL BUSINESS

3.1. (For possible action) Discussion and possible action regarding a partial relinquishment of an easement due to erroneous description indeed.

Aaron Mouritsen, City Attorney, stated this item involves a property that is located over where the Walmart area is. What occurred on this property was, it was originally deeded back in 1981, and as part of that along the south border of the property there's a 35-foot utility easement, and this is for the city and for other utilities to be able to access and place power lines or water pipes or anything else that was needed for the city. In 1990, this property was re-deeded, and likely due to a scrivener's error, that 35-foot easement was then listed as a 50-foot easement. If we look at all the properties along that same row, each of them was also deeded at some point in time, and each of them includes only a 35-foot utilities easement. How it goes right now is there's 35-feet, 35-feet, 35 feet, and then this property jumps up to a 50-foot utility easement, and then the next property bumps back down to a 35-foot utility easement. We are looking to correct that error and reduce that utility easement from a 50-foot easement down to a 35-foot easement in order to be correct, and not limit the use of what the property owner can't and can do with that property. Bob Bennett, who is the attorney for the property owner, pointed out that Southwest Gas and NV Energy also have some rights to this utility easement, and both have also agreed to vacate that additional 15-feet as well.

Motion: I MOVE THE CITY OF FERNLEY, HEREBY PERMANENTLY AND IRREVOCABLE, PARTIALLY ABANDON, RELINQUISH AND TERMINATE THE GRANT OF A 50-FOOT EASEMENT, AS SET IN DEED DOCUMENT NUMBER 137069 AND RETAINS PERMANENTLY AND IRREVOCABLY A 35-FOOT UTILITY EASEMENT ALONG THE SOUTHERN BORDER OF SAID PROPERTY BEING ASSESSORS PARCEL NUMBER 021-232-06 THE COMPORT WITH UTILITY EASEMENT SET FORTH ON PARCEL MAP REPORTED JANUARY 29, 1981, DOCUMENT NUMBER 8374 BEING A 35-FOOT UTILITY EASEMENT. **Action:** Approved. **Moved by:** Commissioner Cody Wagner, **Seconded by:** Vice-Chair Angela Lewis. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Commissioner Williams, Chairwoman McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin.

3.2. Presentation by Kimley-Horn on the status of both the North Fernley and Southwest Fernley Area Plans.

Michele Rambo, Planning Director, introduced Blake Young to present the current status of the area plans. Mr. Young presented via Zoom. This item was continued from the July 10, 2024, Planning Commission meeting,

Blake Young, Project Manager for Kimley-Horn, reported that they have been working on the development of the North Fernley and Southwest Fernley Area Plans for the past several months. A draft land use plan of the North Fernley Area Plan has been completed and reviewed by property owners and other stakeholders of the area. Other portions of the plan documents are also underway with drafts expected to be done soon. The North and the Southwest area plans consist of the assessment of existing conditions and then a summary of the community engagement and stakeholder workshops, then finally the implementation of the plan. These are essentially some goals and policies in order to implement this vision that's set forth in this plan. Simultaneously, we are working through the design guidelines. The design guidelines will ensure a consistent look and feel throughout all the city's area plans. This includes the North, the Southwest, and the South area plan that has yet to be started. The design guidelines are essentially a visioning document for the overall look and feel, overall goals and vision for the design and aesthetic of the development. Standards would be the City of Fernley's municipal code and development code.

Chairwoman McCullar called for a recess - 6:09 pm - 6:14 pm

Director Rambo and Blake Young addressed concerns from the Planning Commissioners. Chairwoman McCullar called for public comment.

Derek Kirkland, Wood Rogers, representing the BC Ranch owners on the west side across from the High School. The BC Ranch was approved back in 2005, have been working to try to build residential and other stuff over there for the past 20 plus years. There are a lot of infrastructure issues in this area and there hasn't been a huge demand for housing. BC Ranch stated there is too much residential as part of the plan. Mr. Kirkland stated the BC Ranch owners have a different plan. They would like to see more industrial come down towards BC Ranch. A lot of comments on the airport having too much residential around the airport was also a concern that was brought up at a stakeholder meeting. Mr. Kirkland stated the stakeholders are not 100% behind this plan yet and want to have a chance to continue to have some conversations and work through some of that.

3.3. (For possible action) Discussion and possible action regarding a waiver application (WVR24001) to waive curb/gutter/sidewalk, parking, and landscaping development standards on a parcel zoned Neighborhood Commercial (C1), ±5,892-square-feet in size, and located at approximately 45 HWY 95A (APN: 020-041-57) within the downtown waiver area.

Shay League, Senior Planner, presented. On July 3, 2024, Fernley City Council approved a new process that allows the waiver of certain development standards at the discretion of the Planning Commission. The intent of the new waiver process is to provide relief and flexibility in the development review process with respect to specific areas of Fernley that have significant constraints that hinder development/redevelopment. This parcel is a substandard development, meaning that it is legally nonconforming but does not comply with our current development code. Due to improvements required by the Development Code for any intensification of use because of the substandard development, the property owner is having difficulty not only with the associated expense, but this lot is relatively small and does not appear to have enough room to meet current landscape and parking requirements. Staff is recommending this item be approved, but also to condition it upon repairing some of the existing landscaping because this building has been vacant for so long. There are some weed issues.

Commissioner Garvin stated that there should be a condition to the landscaping.

Jessica McGreevy stated that she agrees with the condition of making the building presentable.

Motion: I MOVE TO APPROVE THE WAIVER APPLICATION ASSOCIATED WITH WVR24001 AND ADOPT FINDINGS A THROUGH E AS LISTED IN THE STAFF REPORT. I FURTHER MOVE TO REQUIRE THE PROPERTY OWNER TO RESTORE THE PREVIOUSLY LANDSCAPED AREAS TO THE APPROVAL OF THE PLANNING DIRECTOR (OR DESIGNEE) WITHIN ONE YEAR OF THIS APPROVAL, OR THE WAIVER OF DEVELOPMENT STANDARDS SHALL BE FORFEITED. **Action:** Approved. **Moved by:** Vice-Chair Angela Lewis, **Seconded by:** Commissioner Tessa Garvin. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Commissioner Williams, Chairwoman McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin.

4. PUBLIC HEARINGS

4.1. (For possible action) Discussion and possible action to make a recommendation to Fernley City Council regarding Bill #354 as it pertains to a zoning map amendment (ZMA24003) submitted by Wood Rodgers on behalf of Douglass Development to request a zone change from Neighborhood Commercial (C1) to General Commercial (C2) on a

parcel ±5.00-acres in size and generally located north of Farm District Road between Camille Drive and Jenny's Lane (APN: 020-351-08).

Shay League, Senior Planner, suggested that, given the interest of the public in this specific project, the developer decided to have a neighborhood meeting to discuss it more personally.

Erik Hasty, Wood Rogers, representing the applicant, stated that they will be hosting a neighborhood meeting on August 27th and would like to have this item be continued to the September Planning Commission meeting. Notices were sent today to everybody within the 500-foot radius. They also pushed that out to 750 feet to include 121 notices to invite everybody to this neighborhood meeting at The Golf Club at Fernley, 5:30pm to 6:30 pm, August 27th. Additional invitations were provided to the Clerk with contact information for anybody who might request it.

Commissioner Tessa Garvin asked that a flash news be sent so everyone that would want to also attend has the information.

Commissioner Cody Wagner clarified the difference between C1 & C2, and that manufactured/mobile homes are allowed in both C1 and C2.

Chairwoman Jenni McCullar opened the meeting for a public hearing:

Blake, Fernley resident, expressed concern that if this is set as C2 and the project falls through, what happens? He doesn't think it is appropriate for the neighborhood.

Becki Howlett, Fernley resident, stated that she does not feel a mini-storage is appropriate for the area.

Ancil Christopher, Fernley resident, stated that businesses like storage units don't do much for the community as far as keeping the money in Fernley. This isn't something that they're employing people with. It's not bringing additional work to the community and all the money is just being shipped out. We need to bring in businesses that are going to keep money in the community.

Jamie Shipley, Fernley resident, thanked Commissioner Wagner for clarifying some of the questions and the developers for coming up with a neighborhood meeting.

Aaron Schulman, Fernley resident, stated he appreciates the fact of the residential side being the residential side and the business side being the business side. He doesn't want that mixture to affect the family nature and the family atmosphere, especially with the bike path that was created. He has a pedestrian bike path directly behind his house, and there are a lot of people that enjoy that both from our neighborhood and from the surrounding neighborhoods as well. He feels like there could be a level of security that could change if there happens to be some type of business entity that moves within this property, and with that lack of security it affects the family dynamic, and that's what he would prefer not to see.

Andrew Bartell, Fernley resident, expressed his concern about the traffic, the lighting of the facility and the security aspect of the facility violating neighbors. He is concerned about when the pond fills up, where the water is going to go.

Commissioner Cody Wagner stated that it's always good to see civic engagement, and thought everyone who spoke was very well-spoken, and kept their emotions out of it. He really hopes, through this neighborhood meeting, that maybe some kind of deal can be reached that appeases the residents around there.

Motion: I MOVE TO TABLE IS ITEM UNTIL THE NEXT MEETING. **Action:** Approved. **Moved by:** Commissioner Cody Wagner, **Seconded by:** Vice-Chair Angela Lewis. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Commissioner Williams, Chairwoman McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin.

5. CHAIR AND COMMISSION ITEMS

Vice-Chair Angela Lewis requested that if there is a presentation by someone that is not present, can the presentation be emailed so they can follow along.

6. PLANNING DIRECTOR ITEMS

Michele Rambo, Planning Director, stated that there is an open house scheduled for the Southwest Area Plan on September 12th, 5:00 pm to 6:30 pm. The flyer invitation for that will be going out in the next day or two. The Planning Department received 6 new applications on Tuesday, August 13th.

7. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

None at this time.

8. PUBLIC FORUM

None at this time.

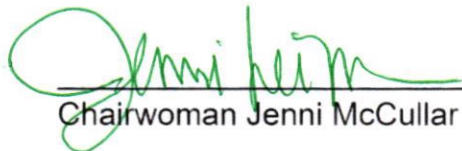
The next meeting will be September 11, 2024.

9. ADJOURNMENT

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 6:39 pm.

Approved by the Fernley Planning Commission on September 11, 2024, by a vote of:

AYES 7 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0


Chairwoman Jenni McCullar


ATTEST:

Sandy Harris

From: noreply@civicplus.com
Sent: Monday, August 12, 2024 2:00 PM
To: City Clerk
Subject: Online Form Submittal: Public Input Form

If you are having problems viewing this HTML email, click to view a [Text version](#).

Public Input Form

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 for which you are submitting a comment, 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). Public comments are limited to three (3) minutes. Public Comments submitted prior to 4:00 pm the day of the meeting will be provided to City Council and added to the record but WILL NOT BE READ during the live meeting. Any public input received after 4 pm the day of the meeting will be included in the record but may not reach council members before action is taken.

Submitted by: * Desiree Young

Email Address:

Phone

Number:

Address:

Meeting(s) Fernley Planning Commission

where your
concern should
be expressed: *

Meeting Date(s): * 08/14/2024

Comments: * Bill #354 I respectfully oppose the rezoning and issuance of a conditional use permit for APN 020-351-08. The proposed rezoning will significantly change the make up of the surrounding neighborhood. The surrounding properties are residential and rural residential properties with single family homes and agricultural environments. The only adjacent commercial property is a vacant parking lot filled with trash, antisemitic hate graffiti, and is used for sleeping/skateboarding/unlawful activity. This property maintains a C1, not C2 zoning and has not been maintained or cleaned up for the past 3 years. The project will increase traffic with peak times consistent with peak times for commuters and school buses. There are 3 bus stops along Jenny's Lane within 1 mile of the proposed entrance. Increased traffic will impact the safety of the children using these bus stops. The use will risk the safety and tranquility of the neighborhood. There is no limitations in the tenant's ability to access the property and does not include an onsite manager. This will increase foot and vehicle traffic including at 2 or 3 am, in a quiet dark residential neighborhood and invite criminal activity in the evening and early morning hours as there are no street lights, other businesses, or significant traffic during these times. There is nothing in the application prohibiting the developer from changing their project after the lot has been rezoned. Another developer has recently undergone a similar process where rezoning was approved and afterwards the developer changed the project from storage units/RV storage to 74 manufactured homes, storage, and retail. This new approved project imposes significant changes to the existing neighborhood, local roads, and schools. However, because the commission and council approved the rezoning the use was allowed. Such unfettered approval of rezoning single family or rural residential neighborhoods from existing uses to C2 higher density uses in effect reduces the value of surrounding properties due to unreasonable and oppressive governmental approvals. Further studies should be required prior to any rezoning to determine the impact of traffic; road maintenance; safety of surrounding residents; water drainage impacts to surrounding properties that sit below the site and have livestock and homes; and ability for the project to be built in compliance with the municipal code. Further, a community workshop should be held where the community has the opportunity to view the project and provide input regarding the effect such a change in use will have upon their property, commute, roads, schools, and potential for project changes and uses.

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.cityoffernley.org/Admin/FormHistory.aspx?SID=9116>

The following form was submitted via your website: Public Input Form

Submitted by:: Desiree Young

Email Address: :

Phone Number::

Address: :

Meeting(s) where your concern should be expressed:: Fernley Planning Commission

Meeting Date(s):: 08/14/2024

Comments: : Bill #354 I respectfully oppose the rezoning and issuance of a conditional use permit for APN 020-351-08. The proposed rezoning will significantly change the make up of the surrounding neighborhood. The surrounding properties are residential and rural residential properties with single family homes and agricultural environments. The only adjacent commercial property is a vacant parking lot filled with trash, antisemitic hate graffiti, and is used for sleeping/skateboarding/unlawful activity. This property maintains a C1, not C2 zoning and has not been maintained or cleaned up for the past 3 years. The project will increase traffic with peak times consistent with peak times for commuters and school buses. There are 3 bus stops along Jenny's Lane within 1 mile of the proposed entrance. Increased traffic will impact the safety of the children using these bus stops. The use will risk the safety and tranquility of the neighborhood. There is no limitations in the tenant's ability to access the property and does not include an onsite manager. This will increase foot and vehicle traffic including at 2 or 3 am, in a quiet dark residential neighborhood and invite criminal activity in the evening and early morning hours as there are no street lights, other businesses, or significant traffic during these times. There is nothing in the application prohibiting the developer from changing their project after the lot has been rezoned. Another developer has recently undergone a similar process where rezoning was approved and afterwards the developer changed the project from storage units/RV storage to 74 manufactured homes, storage, and retail. This new approved project imposes significant changes to the existing neighborhood, local roads, and schools. However, because the commission and council approved the rezoning the use was allowed. Such unfettered approval of rezoning single family or rural residential neighborhoods from existing uses to C2 higher density uses in effect reduces the value of surrounding properties due to unreasonable and oppressive governmental approvals. Further studies should be required prior to any rezoning to determine the impact of traffic; road maintenance; safety of surrounding residents; water drainage impacts to surrounding properties that sit below the site and have livestock and homes; and ability for the project to be built in compliance with the municipal code. Further, a community workshop should be held where the community has the opportunity to view the project and provide input regarding the effect such a change in use will have upon their property, commute, roads, schools, and potential for project changes and uses.

Additional Information:

Form submitted on: 8/12/2024 2:00:26 PM

Sandy Harris

From: noreply@civicplus.com
Sent: Monday, August 12, 2024 3:28 PM
To: City Clerk
Subject: Online Form Submittal: Public Input Form

If you are having problems viewing this HTML email, click to view a [Text version](#).

Public Input Form

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 for which you are submitting a comment, 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). Public comments are limited to three (3) minutes. Public Comments submitted prior to 4:00 pm the day of the meeting will be provided to City Council and added to the record but WILL NOT BE READ during the live meeting. Any public input received after 4 pm the day of the meeting will be included in the record but may not reach council members before action is taken.

Submitted by:* Vivien Fleck
Email Address: Vivien.fleck@yahoo.com
Phone 2097539062
Number:
Address: 1625 Daniel Drive
Meeting(s) Planning Commission
where your
concern should
be expressed:*
Meeting 8/14/24
Date(s):*
Comments: *

I oppose the rezoning and conditional use permit for Vaquero Storage. This will increase traffic and disturb the integrity of the neighborhood and Farm District Road. Additionally the rezoning opens up the possibility the developer will change the use and build a high density development. Such possibility will further increase traffic and change the neighborhood. Planning Commission Meeting 8/14/24 at 5pm Bill#354

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.cityoffernley.org/Admin/FormHistory.aspx?SID=9117>

The following form was submitted via your website: Public Input Form

Submitted by:: Vivien Fleck

Email Address: : Vivien.fleck@yahoo.com

Phone Number:: 2097539062

Address: : 1625 Daniel Drive

Meeting(s) where your concern should be expressed:: Planning Commission

Meeting Date(s):: 8/14/24

Comments: : I oppose the rezoning and conditional use permit for Vaquero Storage. This will increase traffic and disturb the integrity of the neighborhood and Farm District Road. Additionally the rezoning opens up the possibility the developer will change the use and build a high density development. Such possibility will further increase traffic and change the neighborhood.

Planning Commission Meeting 8/14/24 at 5pm

Bill#354

Additional Information:

Form submitted on: 8/12/2024 3:28:16 PM

Submitted from IP Address: 166.198.34.122

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.cityoffernley.org/Forms.aspx?FID=175>

Sandy Harris

From: noreply@civicplus.com
Sent: Monday, August 12, 2024 5:15 PM
To: City Clerk
Subject: Online Form Submittal: Public Input Form

If you are having problems viewing this HTML email, click to view a [Text version](#).

Public Input Form

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 for which you are submitting a comment, 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). Public comments are limited to three (3) minutes. Public Comments submitted prior to 4:00 pm the day of the meeting will be provided to City Council and added to the record but WILL NOT BE READ during the live meeting. Any public input received after 4 pm the day of the meeting will be included in the record but may not reach council members before action is taken.

Submitted by:* Tony Rodarte

Email Address:

Phone Number:

Address: 395 Aspen Way

Meeting(s) Planning Commission

where your
concern should
be expressed:*

Meeting 8/14/2024

Date(s):*

Comments: * I oppose the rezoning and conditional use permit for Vaquero Storage. This will increase traffic and disturb the integrity of the neighborhood and Farm District Road. Additionally the rezoning opens up the possibility the developer will change the use and build a high density development. Such possibility will further increase traffic and change the neighborhood. Bill#354

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:

<http://www.cityoffernley.org/Admin/FormHistory.aspx?SID=9118>

The following form was submitted via your website: Public Input Form

Submitted by:: Tony Rodarte

Email Address: :

Phone Number::

Address: : 395 Aspen Way

Meeting(s) where your concern should be expressed:: Planning Commission

Meeting Date(s):: 8/14/2024

Comments: : I oppose the rezoning and conditional use permit for Vaquero Storage. This will increase traffic and disturb the integrity of the neighborhood and Farm District Road. Additionally the rezoning opens up the possibility the developer will change the use and build a high density development. Such possibility will further increase traffic and change the neighborhood.

Bill#354

Additional Information:

Form submitted on: 8/12/2024 5:15:13 PM

Submitted from IP Address: 166.198.34.47

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.cityoffernley.org/Forms.aspx?FID=175>

Sandy Harris

From: noreply@civicplus.com
Sent: Monday, August 12, 2024 5:53 PM
To: City Clerk
Subject: Online Form Submittal: Public Input Form

If you are having problems viewing this HTML email, click to view a [Text version](#).

Public Input Form

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 for which you are submitting a comment, 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). Public comments are limited to three (3) minutes. Public Comments submitted prior to 4:00 pm the day of the meeting will be provided to City Council and added to the record but WILL NOT BE READ during the live meeting. Any public input received after 4 pm the day of the meeting will be included in the record but may not reach council members before action is taken.

Submitted by: * James Moreno

Email Address: jamesmoreno@gmail.com

Phone

Number:

Address:

Meeting(s) Planning Commission

where your
concern should
be expressed: *

Meeting 08/14/24

Date(s): *

Comments: * I am writing to express my strong support for the proposed zoning map amendment and Conditional Use Permit for the Vaquero Storage project located at the northwest corner of Farm District Road and Jennys Lane. As Fernley continues to grow, particularly with the recent increase in housing development along Farm District Road, the need for accessible and secure personal storage facilities has become more apparent. The proposed project, which includes a 95,633-square-foot mini-warehouse/office facility, is a thoughtful addition to our community that aligns well with both the city's Master Plan and the surrounding land uses. I have spoken with several neighbors in the Ponderosa Subdivision in Ward 2, and they are also in favor of this project. We all appreciate that the Vaquero Storage facility will have minimal impact on our residential neighborhood. The facility's low traffic and noise generation make it an ideal neighbor for our predominantly residential area. The project's design includes effective screening and landscaping, which will further minimize any potential visual or environmental impact on nearby homes. The proposed General Commercial (C2) zoning is a logical extension of the existing Neighborhood Commercial (C1) zoning, allowing for the development of this facility while maintaining compatibility with the Master Plan. The project site has been planned with great care to ensure that all design standards, including residential adjacency requirements, are met or exceeded, which will protect the quality of life for nearby residents. Furthermore, the Vaquero Storage facility will bring additional commercial activity to Fernley, helping to support our local economy without overburdening our infrastructure or natural resources. The project's design and the proposed use of the land are both in harmony with the city's long-term goals for sustainable growth and development. For these reasons, I urge you to approve the zoning map amendment and Conditional Use Permit for the Vaquero Storage project. This development represents a balanced and well-considered approach to meeting the needs of our growing community. Thank you for your time and consideration.

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:

<http://www.cityoffernley.org/Admin/FormHistory.aspx?SID=9119>

The following form was submitted via your website: Public Input Form

Submitted by:: James Moreno

Email Address: : jamesrmoreno@gmail.com

Phone Number::

Address: :

Meeting(s) where your concern should be expressed:: Planning Commission

Meeting Date(s):: 08/14/24

Comments: : I am writing to express my strong support for the proposed zoning map amendment and Conditional Use Permit for the Vaquero Storage project located at the northwest corner of Farm District Road and Jennys Lane.

As Fernley continues to grow, particularly with the recent increase in housing development along Farm District Road, the need for accessible and secure personal storage facilities has become more apparent. The proposed project, which includes a 95,633-square-foot mini-warehouse/office facility, is a thoughtful addition to our community that aligns well with both the city's Master Plan and the surrounding land uses.

I have spoken with several neighbors in the Ponderosa Subdivision in Ward 2, and they are also in favor of this project. We all appreciate that the Vaquero Storage facility will have minimal impact on our residential neighborhood. The facility's low traffic and noise generation make it an ideal neighbor for our predominantly residential area. The project's design includes effective screening and landscaping, which will further minimize any potential visual or environmental impact on nearby homes.

The proposed General Commercial (C2) zoning is a logical extension of the existing Neighborhood Commercial (C1) zoning, allowing for the development of this facility while maintaining compatibility with the Master Plan. The project site has been planned with great care to ensure that all design standards, including residential adjacency requirements, are met or exceeded, which will protect the quality of life for nearby residents.

Furthermore, the Vaquero Storage facility will bring additional commercial activity to Fernley, helping to support our local economy without overburdening our infrastructure or natural resources. The project's design and the proposed use of the land are both in harmony with the city's long-term goals for sustainable growth and development.

For these reasons, I urge you to approve the zoning map amendment and Conditional Use Permit for the Vaquero Storage project. This development represents a balanced and well-considered approach to meeting the needs of our growing community.

Thank you for your time and consideration.

Sandy Harris

From: noreply@civicplus.com
Sent: Tuesday, August 13, 2024 8:20 AM
To: City Clerk
Subject: Online Form Submittal: Public Input Form

If you are having problems viewing this HTML email, click to view a [Text version](#).

Public Input Form

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 for which you are submitting a comment, 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). Public comments are limited to three (3) minutes. Public Comments submitted prior to 4:00 pm the day of the meeting will be provided to City Council and added to the record but WILL NOT BE READ during the live meeting. Any public input received after 4 pm the day of the meeting will be included in the record but may not reach council members before action is taken.

Submitted by:*	James Kerr
Email Address:	nv777@aol.com
Phone Number:	7754009914
Address:	235 Vine St.
Meeting(s) where your concern should be expressed:*	zone changes/ city counsel its self
Meeting Date(s):*	08-14-24
Comments: *	Adderssing the Vaquero storage zone change

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.cityoffernley.org/Admin/FormHistory.aspx?SID=9121>

The following form was submitted via your website: Public Input Form

Submitted by:: James Kerr

Email Address: : nv777@aol.com

Phone Number:: 7754009914

Address: : 235 Vine St.

Meeting(s) where your concern should be expressed:: zone changes/ city counsel its self

Meeting Date(s):: 08-14-24

Comments: : Adderssing the Vaquero storage zone change

Additional Information:

Form submitted on: 8/13/2024 8:20:11 AM

Submitted from IP Address: 172.221.41.69

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.cityoffernley.org/Forms.aspx?FID=175>

Sandy Harris

From: noreply@civicplus.com
Sent: Tuesday, August 13, 2024 5:30 PM
To: City Clerk
Subject: Online Form Submittal: Public Input Form

If you are having problems viewing this HTML email, click to view a [Text version](#).

Public Input Form

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 for which you are submitting a comment, 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). Public comments are limited to three (3) minutes. Public Comments submitted prior to 4:00 pm the day of the meeting will be provided to City Council and added to the record but WILL NOT BE READ during the live meeting. Any public input received after 4 pm the day of the meeting will be included in the record but may not reach council members before action is taken.

Submitted by:* James Brechtel

Email Address:

Phone

Number:

Address: Fernley NV

Meeting(s) Planning Commission

where your
concern should
be expressed:*

Meeting August 14, 2024 at 5:00 PM

Date(s):*

Comments: * I do not want the property on Farm District Road and Jenny's Lane to be rezoned and /or a conditional use permit issued. This project will increase traffic for people using that road to get to and from work and is not consistent with the quiet residential neighborhood. Also if approved as described in the application, there is nothing to prevent the developer from changing the use to another C2 project and build a high density development making traffic even more congested. Bill#354

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.cityoffernley.org/Admin/FormHistory.aspx?SID=9123>

The following form was submitted via your website: Public Input Form

Submitted by:: James Brechtel

Email Address: :

Phone Number::

Address: : Fernley NV

Meeting(s) where your concern should be expressed:: Planning Commission

Meeting Date(s):: August 14, 2024 at 5:00 PM

Comments: : I do not want the property on Farm District Road and Jenny's Lane to be rezoned and /or a conditional use permit issued. This project will increase traffic for people using that road to get to and from work and is not consistent with the quiet residential neighborhood. Also if approved as described in the application, there is nothing to prevent the developer from changing the use to another C2 project and build a high density development making traffic even more congested.

Bill#354

Additional Information:

Form submitted on: 8/13/2024 5:30:01 PM

Submitted from IP Address: 71.89.228.76

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.cityoffernley.org/Forms.aspx?FID=175>

Sandy Harris

From: noreply@civicplus.com
Sent: Tuesday, August 13, 2024 5:35 PM
To: City Clerk
Subject: Online Form Submittal: Public Input Form

If you are having problems viewing this HTML email, click to view a [Text version](#).

Public Input Form

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 for which you are submitting a comment, 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). Public comments are limited to three (3) minutes. Public Comments submitted prior to 4:00 pm the day of the meeting will be provided to City Council and added to the record but WILL NOT BE READ during the live meeting. Any public input received after 4 pm the day of the meeting will be included in the record but may not reach council members before action is taken.

Submitted by:* Cameron Fletcher

Email Address:

Phone Number:

Address: Fernley, NV

Meeting(s) where your concern should be expressed:

Planning Commission

Meeting Date(s):* August 14, 2024 at 5:00pm

Comments: * I do not want the property on Farm District Road and Jenny's Lane to be rezoned and /or a conditional use permit issued. The storage units will bring more traffic to Farm District and the building will be out of place for the neighborhood. Bill#354

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:

<http://www.cityoffernley.org/Admin/FormHistory.aspx?SID=9124>

The following form was submitted via your website: Public Input Form

Submitted by:: Cameron Fletcher

Email Address: :

Phone Number::

Address: : Fernley, NV

Meeting(s) where your concern should be expressed:: Planning Commission

Meeting Date(s):: August 14, 2024 at 5:00pm

Comments: : I do not want the property on Farm District Road and Jenny's Lane to be rezoned and /or a conditional use permit issued. The storage units will bring more traffic to Farm District and the building

will be out of place for the neighborhood.

Bill#354

Additional Information:

Form submitted on: 8/13/2024 5:34:36 PM

Submitted from IP Address: 71.89.228.76

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.cityoffernley.org/Forms.aspx?FID=175>

Sandy Harris

From: noreply@civicplus.com
Sent: Tuesday, August 13, 2024 7:16 PM
To: City Clerk
Subject: Online Form Submittal: Public Input Form

If you are having problems viewing this HTML email, click to view a [Text version](#).

Public Input Form

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 for which you are submitting a comment, 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). Public comments are limited to three (3) minutes. Public Comments submitted prior to 4:00 pm the day of the meeting will be provided to City Council and added to the record but WILL NOT BE READ during the live meeting. Any public input received after 4 pm the day of the meeting will be included in the record but may not reach council members before action is taken.

Submitted by:* Joshua Fleck

Email Address:

Phone

Number:

Address: Fernley NV

Meeting(s) Planning Commission

where your
concern should
be expressed:*

Meeting August 14, 2024 at 5:00pm

Date(s):*

Comments: * I respectfully request you deny the rezoning application for Douglass Development LLC. This request is on the meeting agenda and titled Bill 354. The rezoning and current proposed project is inconsistent with the surrounding land uses. The surrounding land uses are single family residential and single family residential rural (1-5 acre parcels). The size of the building would cover more than 70% of the 5 acres, which would remove open space from the area, and fill it with industrial buildings, walls, and pavement. The property is currently zoned C1 to preserve the integrity of the neighborhood. The project will bring more traffic and at times when buses pick up kids along Jennys Lane. The project does not include an onsite manager or limit tenant's access. This will increase traffic during non business hours, potentially at midnight, and disturb the surrounding neighbors. The adjacent parcel referenced in the application is currently unoccupied and sits as an empty parking lot with asphalt cracking; trash; weeds; and skate ramps. The property sits zoned as a C1 property, and any future C1 use would be inconsistent with a C2 zoning and to offer this as support of the consistency with the neighborhood is misleading. Finally, the application has no developer agreement that if the storage unit as designed and proposed in the approved rezoning and CUP application does not conform with other zoning laws that the zoning will revert to C1. This leaves open the possibility for the developer to obtain rezoning then change the use to a higher density use making such use even more inconsistent with the neighborhood.

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.cityoffernley.org/Admin/FormHistory.aspx?SID=9125>

The following form was submitted via your website: Public Input Form

Submitted by:: Joshua Fleck

Email Address: :

Phone Number::

Address: : Fernley NV

Meeting(s) where your concern should be expressed:: Planning Commission

Meeting Date(s):: August 14, 2024 at 5:00pm

Comments: : I respectfully request you deny the rezoning application for Douglass Development LLC. This request is on the meeting agenda and titled Bill 354. The rezoning and current proposed project is inconsistent with the surrounding land uses. The surrounding land uses are single family residential and single family residential rural (1-5 acre parcels). The size of the building would cover more than 70% of the 5 acres, which would remove open space from the area, and fill it with industrial buildings, walls, and pavement. The property is currently zoned C1 to preserve the integrity of the neighborhood. The project will bring more traffic and at times when buses pick up kids along Jennys Lane. The project does not include an onsite manager or limit tenant's access. This will increase traffic during non business hours, potentially at midnight, and disturb the surrounding neighbors. The adjacent parcel referenced in the application is currently unoccupied and sits as an empty parking lot with asphalt cracking; trash; weeds; and skate ramps. The property sits zoned as a C1 property, and any future C1 use would be inconsistent with a C2 zoning and to offer this as support of the consistency with the neighborhood is misleading. Finally, the application has no developer agreement that if the storage unit as designed and proposed in the approved rezoning and CUP application does not conform with other zoning laws that the zoning will revert to C1. This leaves open the possibility for the developer to obtain rezoning then change the use to a higher density use making such use even more inconsistent with the neighborhood.

Additional Information:

Form submitted on: 8/13/2024 7:16:01 PM

Submitted from IP Address: 71.89.228.76

Referrer Page: <https://www.cityoffernley.org/27/Government>

Form Address: <http://www.cityoffernley.org/Forms.aspx?FID=175>

Sandy Harris

From: noreply@civicplus.com
Sent: Wednesday, August 14, 2024 7:30 AM
To: City Clerk
Subject: Online Form Submittal: Public Input Form

If you are having problems viewing this HTML email, click to view a [Text version](#).

Public Input Form

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 for which you are submitting a comment, 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). Public comments are limited to three (3) minutes. Public Comments submitted prior to 4:00 pm the day of the meeting will be provided to City Council and added to the record but WILL NOT BE READ during the live meeting. Any public input received after 4 pm the day of the meeting will be included in the record but may not reach council members before action is taken.

Submitted by: * Anthony and Irene Young

Email Address:

Phone

Number:

Address:

Meeting(s) Planning Commission

where your

concern should

be expressed: *

Meeting 8/14/24

Date(s): *

Comments: * We oppose the Douglas Development application to rezone APN 020-351-08. The current zoning is compatible with the surrounding properties which include rural residential and single family homes. The rezoning will increase foot and car traffic in the area. It will create light pollution in that the security lights will be significantly different from the current use and surrounding uses. Also Daniel Douglass of Douglass Development LLC also owns Fernley Self Storage, doing business as Fernley Self Storage LLC. This facility is a blight in an industrial area with broken entry and exit fencing and gates, weeds, and open gates at all hours of the evening. Additionally, there are large industrial trucks parked inside the property, at the entrance and visible from the street. This says to us that the property owner is not concerned with safety and neighborhood compatibility or blight. Lastly, safeguards should be in place to preserve the area for the many residents who live around the property and who use these roads to get to and from work, school, church, and shopping.

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:

<http://www.cityoffernley.org/Admin/FormHistory.aspx?SID=9126>

The following form was submitted via your website: Public Input Form

Submitted by:: Anthony and Irene Young

Email Address: :

Phone Number::

Address: :

Meeting(s) where your concern should be expressed:: Planning Commission

Meeting Date(s):: 8/14/24

Comments: : We oppose the Douglas Development application to rezone APN 020-351-08. The current zoning is compatible with the surrounding properties which include rural residential and single family homes. The rezoning will increase foot and car traffic in the area. It will create light pollution in that the security lights will be significantly different from the current use and surrounding uses. Also Daniel Douglass of Douglass Development LLC also owns Fernley Self Storage, doing business as Fernley Self Storage LLC. This facility is a blight in an industrial area with broken entry and exit fencing and gates, weeds, and open gates at all hours of the evening. Additionally, there are large industrial trucks parked inside the property, at the entrance and visible from the street. This says to us that the property owner is not concerned with safety and neighborhood compatibility or blight. Lastly, safeguards should be in place to preserve the area for the many residents who live around the property and who use these roads to get to and from work, school, church, and shopping.

Additional Information:

Form submitted on: 8/14/2024 7:29:42 AM

Submitted from IP Address: 71.89.228.76

Referrer Page: <https://www.cityoffernley.org/557/How-Do-I>

Form Address: <http://www.cityoffernley.org/Forms.aspx?FID=175>

Sandy Harris

From: noreply@civicplus.com
Sent: Wednesday, August 14, 2024 11:27 AM
To: City Clerk
Subject: Online Form Submittal: Public Input Form

If you are having problems viewing this HTML email, click to view a [Text version](#).

Public Input Form

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 for which you are submitting a comment, 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). Public comments are limited to three (3) minutes. Public Comments submitted prior to 4:00 pm the day of the meeting will be provided to City Council and added to the record but WILL NOT BE READ during the live meeting. Any public input received after 4 pm the day of the meeting will be included in the record but may not reach council members before action is taken.

Submitted by:* Leslie Colbrese
Email Address: llcolbrese@gmail.com
Phone Number: 406-465-8395
Address: 449 Crimson Road, Fernley, NV
Meeting(s) where your concern should be expressed: Aug 14 Planning Commission
Meeting Date(s):* 8/14/2024
Comments: * I am opposed to 4.1. We need to have more planning with the development opportunities that are available. Please learn from what Reno did not do and do not pick and choose who to give latitude to and not to without a full planning document.

* indicates required fields.

View any uploaded files by [signing in](#) and then proceeding to the link below:
<http://www.cityoffernley.org/Admin/FormHistory.aspx?SID=9130>

The following form was submitted via your website: Public Input Form

Submitted by:: Leslie Colbrese

Email Address: : llcolbrese@gmail.com

Phone Number:: 406-465-8395

Address: : 449 Crimson Road, Fernley, NV

Meeting(s) where your concern should be expressed:: Aug 14 Planning Commission

Meeting Date(s):: 8/14/2024

Comments: : I am opposed to 4.1. We need to have more planning with the development opportunities

that are available. Please learn from what Reno did not do and do not pick and choose who to give latitude to and not to without a full planning document.

Additional Information:

Form submitted on: 8/14/2024 11:26:53 AM

Submitted from IP Address: 12.200.140.66

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.cityoffernley.org/Forms.aspx?FID=175>

Please sign in

FPC

8-14-2024

[illegible]

Neighborhood Meeting

Join us on August 27, 2024 at

The Golf Club at Fernley

50 Desert Lakes Drive, Fernley, NV 89408

5:30 pm to 6:30 pm

You are invited to attend a neighborhood meeting to hear a presentation about the proposed project known as **Vaquero Storage** located at APN 020-351-08, which is located at the northwest corner of the intersection of Farm District Road and Jennys Lane. A request has been made for a Zone Change to change 5.0± acres of Neighborhood Commercial (C1) to General Commercial (C2), and a Conditional Use Permit to allow a mini-warehouse development on the site. Following the presentation, the applicant's representatives will be available for questions. Please feel free to share this notice with your neighbors if they are not located within the 750-foot noticing radius of the project.

If you are unable to attend but would like further information, please contact:

Eric Hasty | ehasty@woodrogers.com | 775-823-9770