

**MINUTES OF THE
FERNLEY PLANNING COMMISSION MEETING
SEPTEMBER 11, 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, Commissioner Cody Wagner, Commissioner Jacob VanderHeiden, Commissioner Robert Flores, Commissioner Tessa Garvin, Alternate Commissioner Julianne Holt, City Attorney Aaron Mouritsen, Deputy City Clerk Brenda Gosser, Administrative Specialist 1 Sandy Harris, Senior Planner Shay League, Planning Technician Tyler Hanson.

1.3. Public Forum

Becky Howlett, Fernley resident, stated that she attended the neighborhood meeting about the mini storage on Farm District Road and Jenny's Lane. She expressed her concern about the mini warehouse being open late and no one on site. It was said that with this special use permit they're putting in a clause that if it doesn't go through that it reverts to the original zoning, and maybe it would be a good idea to put on all the special use permits from now on.

1.4. (For Possible Action) Approval of Agenda

Motion: I MOVE TO APPROVE THE AGENDA. **Action:** Approved. **Moved by:** Vice-Chair Angela Lewis, **Seconded by:** Commissioner Robert Flores. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Commissioner Williams, Chair 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 THE LAST MEETING. **Action:** Approved. **Moved by:** Commissioner Robert Flores, **Seconded by:** Commissioner Barry Williams. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Commissioner Williams, Chairwoman McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin.

2. STAFF REPORTS

None at this time.

3. GENERAL BUSINESS

None at this time.

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, disclosed that she has a very close family member that lives within about half a mile of this project and does not believe that's going to conflict with her report today in any way, or she would have recused herself. Staff contends that a zoning map amendment from C1 to C2 is not appropriate for this site given that it is located within a residential area. The applicant contends that the "mini warehouse" use should be approved because it should be allowed within the C1 zone due to minimal impacts on the neighboring residences. Staff can support this concept if the Planning Commission and Council agree that inclusion of the "mini warehouse" use within the C1 zone is appropriate. Staff is willing to support the change because many of the residents directly adjacent to the site indicated at the neighborhood meeting that they would prefer self-storage on this parcel as opposed to other uses currently permitted in the C1 zone and pretty much all additional uses that would be permitted in the C2 zone. The "mini warehouse" use is not currently permitted within the C1 zone, so a zoning map amendment is still necessary for this project to move forward without first completing a code amendment. If the Planning Commission and Council desire quick approval for this project, staff advise an interim measure whereby the zoning map is approved but is also conditioned to only allow the "mini warehouse" use. The suggested conditions are that this zoning map amendment shall not be effective until the developer completes each of the following: (1) Obtains a civil permit for the public infrastructure as required by the conditional use permit process, (2) Obtains the necessary building permits to construct the mini warehouse as approved through a conditional use permit as required under the C2 zoning and begins construction on the site. So, essentially, the zoning map amendment would not take place until they are ready to build. The zoning map amendment shall expire if a conditional use permit is not issued within 6 months of approval of the zoning map amendment, and (3) The zoning map amendment shall expire when the conditional use permit mentioned herein expires and is eligible for the same extensions of time as the conditional use permit.

Commissioner Cody Wagner disclosed for the record to be transparent on this project, that he is employed and has been employed by the Healthy Communities Coalition of Lyon and Story counties since 2018. This property was donated to the Healthy Communities Coalition back during the downturn of the economy and held by them for about 10 years. He was somewhat involved in trying to find a buyer for the property. However, he was not directly involved in this transaction with the current owner and saw no financial benefit from the sale of the land. So, with those things in mind, he will still be voting on this item tonight. His primary residence is about a quarter mile north of this property but is not close enough to sway his decision one way or the other.

Vice-Chair Angela Lewis disclosed that she has a family member that lives nearby but doesn't feel that any benefit or detriment would prevent her voting as she sees fit.

Erik Hasty, Wood Rogers, presented, representing the applicant, Dan Douglas. The conditional use permit pending the ZMA will come back to the Planning Commission if it's approved by the City Council. This project was continued at the August Planning Commission meeting per our request. Also, at that meeting it was announced that there would be a neighborhood meeting hosted by the applicant on August 27th. The noticing area was expanded from 500 feet to 750 feet. The neighbors along George Lane and a few along Camille Lane were generally supportive of the project, especially with the conditions that are associated with this zoning map amendment. This is proposed to be a 1 story indoor storage facility. There is a 2 story at the entrance along Jenny's Lane, where the office will be located. Landscaping will be located along Farm District and Jenny's Lane. The main entrance will be along Jenny's Lane with a gated emergency access onto Farm District Road. There will be landscaping along the perimeter where the residents are currently located. There is not a lot of traffic generated from this facility.

There will be somebody on site during operating hours, and then there is a security system at night. It's all enclosed so security is a lot higher. We are proposing to change from neighborhood commercial to the general commercial, because that the mini-warehouse use is only allowed within the C2 zoning designation in the City of Fernley. These conditions and this zoning map amendment will then be tied to the CUP. The zone change from C1 to C2 would not go through until the construction of the site begins if the CUP is approved. We worked a lot with not only the neighborhood meeting, hearing the residents concerns and working with city staff, the city attorney to draft up these conditions so that all issues are addressed.

Public input:

Kimberly Barney, Fernley resident, stated when this was originally zoned C1 for neighborhood commercial. A grocery store or restaurant to stop people in this area from having to go through the roundabout to do anything.

Desiree Young, Fernley resident, requested the stipulation that it only be rezoned for this mini-storage project, so that it cannot be changed for more high-density use.

Shay League, Senior Planner, read into the record on behalf of a resident. "Council, Commission, and City members as a resident of George Lane I would like to state my support for this project. Vaquero Storage will be a very low impact way to use the land owned in front of my property. I believe having a conditional rezoning permit is a decent way for the owner and builders to work out what they envision. I will be asking others who are in support of this project to sign below and state how they are in relation to being impacted, ie. street address, people in close association with the area. Sincerely Jamie Shipley".

Commissioner Wagner stated that he's been involved with this property for a long time now and has heard some pitches for some wild ideas about people coming onto the property and building things that he didn't think were compatible. It speaks volumes that a neighborhood meeting took place, and it seems like most of the neighborhood is in support of this project now. Maybe some commercial development someday in that area makes sense, but right now the traffic concerns were the overwhelming issue, and that the mini storage is a good solution for that, as compared to multifamily or mobile home park.

Motion: I MOVE TO RECOMMEND CITY COUNCIL APPROVE THE ZONING MAP AMENDMENT SUBJECT TO THE CONDITIONS SUGGESTED IN THE STAFF PRESENTATION. I FURTHER MOVE TO DIRECT STAFF TO REWRITE BILL #354 AS PRESENTED TO INCORPORATE THE CONDITIONS RECOMMENDED TO COUNCIL BY THIS BODY WHICH INCLUDES THAT THE C2 ZONING IS SUBJECT TO MIN-STORAGE DEVELOPMENT. **Action:** Approved. **Moved by:** Commissioner Cody Wagner, **Seconded by:** Commissioner Robert Flores. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Commissioner Williams, Chairwoman McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin.

4.2. A workshop to review and discuss revisions to Chapter 32.3 (Administration) of the City of Fernley Development Code.

Shay League, Senior Planner, requested to have this item tabled until a future meeting.

No public input

Motion: I MOVE TO MOVE THIS ITEM TO A FUTURE AGENDA ITEM. **Action:** Approved. **Moved by:** Vice-Chair Angela Lewis, **Seconded by:** Commissioner Jake VanderHeiden. **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

None at this time.

6. PLANNING DIRECTOR ITEMS

Shay League, Senior Planner, introduced the new Planning Technician, Tyler Hanson, and Alternate Commissioner Julianne Holt. She added that there has been an incredible amount of development pressure in the city of Fernley. That has been true since the Victory Logistics Project, finalizing their plan development and finalizing their development agreement, as well as getting closer to adopting some of the area plans. So, expect to be very busy in the future.

7. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

Commissioner Cody Wagner asked that at the next planning commissioners' meeting they consider the old Pizza Shack property/future All Points Grill. He would like to hear what the area plan is, as far as sidewalks, gutters, curbs, and consider some exceptions to their proposed use of that building.

Shay League, Senior Planner, stated that there would be a presentation for staff. We hope to bring that before the next meeting, but we will be at the very least presenting issues related to that at your request.

8. PUBLIC FORUM

None

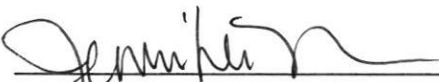
The next meeting will be held on October 9, 2024.

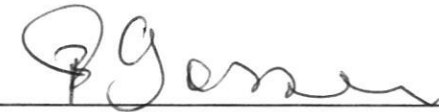
9. ADJOURNMENT

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 5:44 pm.

Approved by the Fernley Planning Commission on October 9, 2024, by a vote of:

AYES 7 NAYS: 0 ABSTENTIONS: 0 ABSENT:


Chairwoman Jenni McCullar


ATTEST: