

**MINUTES OF THE  
FERNLEY PLANNING COMMISSION MEETING  
MAY 14, 2025**

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

**1. INTRODUCTORY ITEMS**

**1.1. Pledge of Allegiance**

**1.2. Roll Call**

**Present:** Chair Jenni McCullar, Vice-Chair Angela Lewis, Commissioner Barry Williams, Sr., Commissioner Cody Wagner, Commissioner Jacob VanderHeiden (Zoom), Commissioner Robert Flores, Commissioner Tessa Garvin, Alternate Commissioner Julianne Holt, City Manager Ben Marchant, Mayor Neal E. McIntyre, City Attorney Aaron Mouritsen, Planning Director Michele Rambo, Senior Planner Alisa Johansson, Deputy City Clerk Brenda Gosser, Administrative Specialist I Sandy Harris.

**1.3. Public Forum**

Tammy Dittman, Fernley resident, stated regarding the Southwest Master Plan that unless something has changed, it looks like there is public taking of private land. An attorney for Norman TRI II stated that at the last meeting.

**1.4. (For Possible Action) Approval of Agenda**

**Motion:** I MOVE TO APPROVE THE AGENDA. **Action:** Approved. **Moved by:** Commissioner Robert Flores, **Seconded by:** Commissioner Tessa Garvin. **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**

Vice-Chair Lewis stated that she would abstain from the vote, as she was not present during last month's meeting.

**Motion:** I MOVE TO APPROVE THE MINUTES FROM THE PREVIOUS MEETING OF THE PLANNING COMMISSION. **Action:** Approved. **Moved by:** Commissioner Robert Flores, **Seconded by:** Commissioner Cody Wagner. **Vote:** Passed, **Summary:** Yes 6, Abstained 1. **Yes:** Commissioner Williams, Chair McCullar, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin, **Abstain:** Vice-Chair Lewis.

Commissioner Cody Wagner stated he believed there was a mistake in the votes for the Southwest Area Plan.

Aaron Mortson, City attorney, stated we can go back and listen to the recording, and then we can bring back the minutes for you to approve of the next meeting.

## **2. GENERAL BUSINESS**

### **2.1. Review of the current Planning Commission bylaws**

Michele Rambo, Planning Director, reviewed the bylaws of the Planning Commission. The bylaws were adopted November 14, 2001, and revised March 3, 2024.

Commissioner Wagner stated his concern regarding SB48, where they are trying to make Planning Commission members at will appointments of the City Council. So, the city council can come in and remove Planning Commissioners whenever they want.

Aaron Mouritsen, City Attorney, stated that as it currently stands, the requirement under the NRS for the removal is that the City Council must find just cause. Under SB48 it would have it that the Commissioners serve at the pleasure of the appointing authority, so they'd essentially be at will. We could bring back a discussion of that in the future, but the difference is that they would essentially lower the bar required for the removal of Planning Commissioners.

## **3. PUBLIC HEARINGS**

### **3.1. (For possible action) Discussion and possible action regarding Resolution #25-004 associated with a Master Plan Amendment application (MPA25002) submitted by the City of Fernley to adopt the Southwest Fernley Area Plan document for approximately 11,800 acres generally located south of the Truckee Canal and west of Highway 50/95 Alternate.**

Michele Rambo, Planning Director, presented a new map version that was agreed upon on Monday. After the Planning Commission heard this last, it was taken to the City Council. There was a technical issue with the voting. We did need a 5 super majority vote from the Planning Commission. The City Council referred it back to the Planning Commission to re-vote on it and see if we could get that super majority vote. In the meantime, we have had discussions with TRI II about their properties. They have agreed to keep a lot of open space. When you count the future parcel, which right now is BLM, it will be turned over to the city as part of a Lands Bill.

The other thing that needs to be updated is the fiscal impact analysis, because the acreages have changed, and the fiscal impact analysis is based on the acres

#### **Public input:**

Derek Kirkland, Wood Rogers, presenting TRI II LLC, the Norman family, thanked the Planning Commission, also City Council and staff for taking a step back and working with them. We support this plan. We feel like we are at a much better spot. The next steps for TRI II would be planned unit development. The vision of the Normans is less focused on industrial. We heard the community loud and clear. They don't want to see industrial going up that hillside. The

Norman family did develop a lot of the South Meadows area where you see a lot of light industrial, apartments, townhomes, single family, and commercial, and so they're based on what we heard from the community. That's their new vision. He thanked the city for accommodating the TRI II group and letting us come in and rework the vision a little bit and, hopefully, going forward, we can continue that relationship.

Tammy Dittman, Fernley resident, stated that hopefully they do not approve this tonight, because it's not ready and table it for the next meeting.

Commissioner Wagner wanted to put on record that he certainly appreciated Blake's work on this over the last couple of weeks. He did a great job navigating some of the interests of the developers with community interests. He's a lot more comfortable voting for this tonight.

**Motion:** I MOVE TO APPROVE RESOLUTION NUMBER 25-004 ASSOCIATED WITH MPA 25002 AND RECOMMEND THAT THE CITY COUNCIL CERTIFY RESOLUTION NUMBER 25-002 TO ADOPT THE SOUTHWEST FERNLEY AREA PLAN DOCUMENT AS PRESENTED BY STAFF TONIGHT WITH SOME MINOR EDITS THAT MISS RAMBO REFERENCED. **Action:** Approved. **Moved by:** Commissioner Cody Wagner, **Seconded by:** Chair Jenni McCullar. **Vote:** Passed, **Summary:** Yes 6, No 1. **Yes:** Commissioner Williams, Chair McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, **No:** Commissioner Garvin.

#### 4. CHAIR AND COMMISSION ITEMS

Commissioner Wagner would like a discussion of SF6 zoning and possible options that we have in requiring larger lots, and second data center rules, regulations, things that we can move forward with.

Commissioner Holt stated she went to the City Council meeting recently and felt like there was a disconnect. We are supposed to vote on something to help them decide their vote. Is there a possibility we can give a synopsis of what was offered, said, or negotiated. Give them an idea of why we voted the way we did.

#### 5. PLANNING DIRECTOR ITEMS

##### 5.1. Update on City Council actions from April 9, 2025, to May 14, 2025.

The City Council did grant the appeal for the Brown Road topic at the April 16th meeting, which basically just waived the curb, gutter and sidewalk. The Council remanded the Southwest Area Plan back to the Planning Commission.

##### 5.2. General Planning Department updates and announcements

Michele Rambo, Planning Director, introduced Alisa Johansson the new Senior Planner

#### 6. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

None at this time.

**7. PUBLIC FORUM**

Becki Howlett, Fernley resident, stated that sometimes when the Commissioners were talking, they couldn't be heard.

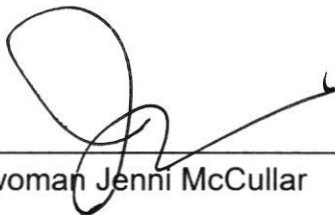
The next meeting will be on June 11, 2025.


**8. ADJOURNMENT**

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 5:54 pm.

Approved by the Fernley Planning Commission on June 11, 2025, by a vote of:

AYES 7 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

  
\_\_\_\_\_  
Chairwoman Jenni McCullar

ATTEST:   
\_\_\_\_\_

# Please sign in

FPC 5-14-2025

Name	Contact Information
Tammy Dittmer	775-335-9962
Derek Kirkland	775-771-0066
Becki Howlett	