

**MINUTES OF THE
FERNLEY PLANNING COMMISSION MEETING
JUNE 11, 2025**

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

1. INTRODUCTORY ITEMS

1.1. Pledge of Allegiance

1.2. Roll Call

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

1.3. Public Forum

None at this time

1.4. (For Possible Action) Approval of Agenda

Motion: I MOVE TO APPROVE TONIGHTS AGENDA. **Action:** Approved **Moved by:** Commissioner Barry Williams, Sr., **Seconded by:** Commissioner Tessa Garvin. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Chair McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin, Commissioner Williams.

1.5. (Possible Action) Approval of Minutes

Motion: I MOVE TO APPROVE THE MINUTES FROM THE PREVIOUS MEETING. **Action:** Approved, **Moved by:** Commissioner Robert Flores, **Seconded by:** Commissioner Tessa Garvin. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Chair McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin, Commissioner Williams, Sr.

2. STAFF REPORTS

2.1. (For Possible Action) – TSM20004 – Tentative Subdivision Map Amendment to Conditions of Approval Consideration of and possible action on an amendment to the conditions of approval for the Fernwood Village Tentative Subdivision Map, TSM20004, a 54-lot subdivision comprising ±7.08 acres generally located between Eaglewood Drive to the north, Granada Street to the east, Tanglewood Drive to the south, and Vine Street to the west (APN 020-516-06).

Alisa Johansson, Senior Planner, stated the applicant is submitting a request for an amendment to the conditions of approval for the Fernwood Village Tentative Subdivision Map, TSM20004. Condition 3 of the approved conditions of approval incorrectly states that no extensions shall be granted. Nevada Revised Statutes Chapter 278, Section 360 Paragraph 1(c) permits extensions of time of up to two (2) years by planning commission or governing body action. Removal of the erroneous statement in Condition 3 would allow the applicant to submit an extension of time. If approved by future Planning Commission action, the extension of time would provide the developer with up to an additional two (2) years to record their final subdivision map.

Commissioner Robert Flores stated he thought the whole purpose of incorporating a city was to insulate yourself from State statutes.

Alisa Johansson, Senior Planner, stated that the State statutes govern the actions that local jurisdictions may take, and in many states that typically plays out, particularly with respect to land segregation. In Nevada, the planning chapters of the Nevada Revised Statutes are essentially the law of the land. We may impose our own conditions on land segregation. We may also provide for our own unique processes, but we use the State's law as a model, and in this case our conditions are in conflict with the State statutes, and so we do need to amend them to allow the developer to submit their extension of time request, which is something that is provided for by State law.

Vice-Chair Angela Lewis asked the length of time of the extension request and when the developer thinks that they will get started prior to that.

Alisa Johansson, Senior Planner, stated that the extension request is for 2 additional years, which is the maximum extension allowable by State law. With regard to when they will get started, it is not something that we are aware of at this time. The applicant has had difficulty vacating a drain line easement that is owned by TCID. They do have improvements in review with our engineering department. They're steadily working towards making the improvements that are required for their final map recordation, but this drain line easement vacation process has held them up. We are expecting that they will be able to record their final map, which would mean all the improvements and landscaping are in place no later than May 19, 2027, which would be the initial 4 years that were allotted, plus the 2-year extension.

Motion: I MOVE TO RECOMMEND APPROVAL OF THE AMENDMENT TO THE CONDITIONS OF APPROVAL FOR TSM20004, REMOVING THE RESTRICTION ON EXTENSIONS AS PRESENTED BY STAFF. **Action:** Approved, **Moved by:** Commissioner Tessa Garvin, **Seconded by:** Commissioner Robert Flores. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Chair McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin, Commissioner Williams.

3. CHAIR AND COMMISSION ITEMS

None at this time

4. PLANNING DIRECTOR ITEMS

4.1. Update on City Council actions from May 21, 2025 and June 4, 2025.

Michele Rambo, Planning Director, gave an update on the May 21st City Council item. We had no planning-related issues, so there's nothing to report on that date. At the June 4th meeting, the Southwest Area Plan was continued to the next meeting, which is June 18th, because we had an issue with some of the notifications. We had to re-notice all of it.

4.2. General Planning Department updates and announcements

Nothing at this time.

5. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

Commissioner Robert Flores requested a short presentation of what happens to the land once Fernley receives it from BLM, including who can access it, who can purchase it, and who can touch it.

Michele Rambo, Planning Director, stated that Lydia Altick, Deputy City Manager, could spearhead that. She's been working on it most of the time.

6. PUBLIC FORUM

None at this time.


The next meeting will be July 9, 2025, at 5:00 pm.

7. ADJOURNMENT

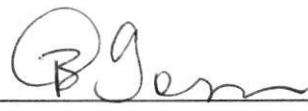
There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 5:15 pm.

Approved by the Fernley Planning Commission on July 9, 2025, by a vote of:

AYES 6 NAYS: 0 ABSTENTIONS: 0 ABSENT: 2



Chair Jenni McGullar
Vice-Chair Angela Lewis



ATTEST:

City of Fernley MPA25002

Mayor McIntyre, City Council members,

Regarding the possible action to adopt the Southwest Fernley Area Plan. We are current homeowners in the Southwest Meadows community and have been happy to support local businesses, schools, city services and our local Landscape Management Association. The current plan in our opinion is too broad in scope considering the amount of additional infrastructure required to support the proposed growth in this area. We would much rather see a much smaller plan and more attention on having our own police force and lowering water bills by investing in more wells and improving our hard water to better levels than federal minimums. The traffic noise from the Fernley bypass alone would make us consider leaving this beautiful area. Please help us remain contributing citizens of Fernley by carefully weighing the downside of such large Master Plans in our existing neighborhoods.

Thank youSteve and Carol Mckillop