



N E V A D A

AGENDA  
Regular Meeting  
Planning Commission

Wednesday, August 13, 2025 • 5:00 PM

Members

Jenni McCullar - Chairwoman  
Angela Lewis - Vice Chair  
Barry Williams Sr. - Commissioner  
Cody Wagner - Commissioner  
Jacob VanderHeiden - Commissioner  
Robert Flores - Commissioner  
Tessa Garvin - Commissioner  
Julianne Holt - Alternate

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

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**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](http://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](mailto: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](mailto: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](http://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. PRESENTATIONS**

- 2.1. (For Possible Action) Presentation by Chris Molina regarding the management of SF6 Zoning and its consequences.**

## **3. STAFF REPORTS**

- 3.1. (For Possible Action) Consideration and possible action regarding a Waiver application (WVR25002) submitted by Diane Anderson and Lisa Young for a site located at 80 Main Street (APN: 020-021-03) in a C2 (Commercial) zoning district. The Waiver application is to request the removal of curb, gutter, sidewalk, parking, and landscaping requirements.**

## **4. GENERAL BUSINESS**

- 4.1. (For Possible Action) Discussion and possible action to appoint one member of the Planning Commission to sit on the Technical Advisory Group working on the three Corridor Studies currently underway.**

## **5. 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

- 5.1. (For Possible Action) Discussion and possible action to recommend approval of Bill #362 (associated with CA25002) to amend Title 32, Chapter 9, Section 090 (Landscaping and Screening) of the City of Fernley Development Code to update the location and design requirements for trash enclosures and update the screening requirements for mechanical and electrical equipment and facilities.**
- 5.2. (For Possible Action) Discussion and possible action regarding concurrent requests for a Zoning Map Amendment (ZMA25001) and Tentative Subdivision Map (TSM25001) from Wood Rodgers, Inc. on behalf of Genica Clover Ranch, LLC, rezoning six (6) parcels containing approximately 24.72 acres from RR½ (Rural Residential, ½-acre minimum) and RR5 (Rural Residential, 5-acre minimum) to SF6 (Single Family, 6000-square foot minimum) and creating a 105-lot single-family residential subdivision generally located between Farm District Road to the south, Langdon Street to the north, Winnie Lane to the west, and Nevada Pacific Boulevard to the east (APNs 021-331-15, -19, -20, -22, -29, and -38).**
- 5.3. (For Possible Action) Discussion and possible action regarding a request from the Planning Department to amend the home occupation use standards contained in Fernley Municipal Code, Title 32, Chapter 7, Section 200 (Bill 364, CA25003).**

## **6. 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.)

## **7. 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.)

**7.1. Update on City Council actions from July 16, 2025 and August 6, 2025.**

**7.2. General Planning Department updates and announcements**

**8. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS**

**9. PUBLIC FORUM**

**10. ADJOURNMENT**

**Next Meeting: September 10th @ 5pm**