

**MINUTES OF THE  
FERNLEY PLANNING COMMISSION MEETING  
SEPTEMBER 10, 2025**

Chairwoman Jennie 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 Cody Wagner, Commissioner Jacob VanderHeiden, Commissioner Robert Flores, Commissioner Tessa Garvin, Commissioner Barry Williams, 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 TONIGHT'S AGENDA AS PRESENTED. **Action:** Approved. **Moved by:** Commissioner Cody Wagner, **Seconded by:** Vice-Chair Angela Lewis. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Chairwoman 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 PRIOR MEETING OF THE PLANNING COMMISSION. **Action:** Approved, **Moved by:** Commissioner Robert Flores, **Seconded by:** Commissioner Tessa Garvin. **Vote:** Passed, **Summary:** Yes 6, Abstained 1. **Yes:** Chairwoman McCullar, Vice-Chair Lewis, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin, Commissioner Williams, **Abstain:** Commissioner Cody Wagner.

**2. STAFF REPORTS**

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

Chris Molina (Zoom) discussed the influx of SF6 zoning in the City of Fernley. What the city's goals are for its housing supply, some of the issues that may arise because of this, and some potential solutions. The key concepts are households, housing supply, and housing shortages. The solutions that were presented were graduated lot size, zoning/missing middle overlays, density bonuses or incentive zoning. Commissioner Cody Wagner stated he would really like to see more SF9 and SF12 zoning categories.

Chairwoman Jenni McCullar stated she totally agrees with Commissioner Wagner. SF6 encourages investors for rentals that are not affordable. That is not really helping our community either. We need to be more diverse.

**3. PUBLIC HEARINGS**

**3.1. (For Possible Action) Discussion and possible action regarding the First Amendment to the Red Hawk Ranch Development Agreement (Bill #368, DA20002-AMD1) submitted by Wood Rodgers, Inc. on behalf of Red Hawk Ranch LLC, Series B and DB-BB Investments I, LCC to request the following changes: 1) incorporate all property owners and parcels into the agreement, 2) extend the expiration date of all applicable tentative subdivision maps, 3) establish the framework for a future Special Assessment District, 4) allow an on-site density transfer, and 5) relocate the community park. The Red Hawk Ranch Development Agreement, as amended, encompasses four (4) parcels totaling approximately 161.09 acres in area (APNs 021-041-07, -08, -09, -10).**

Alisa Johansson, Senior Planner, presented and stated that City Council authorized the City of Fernley to enter into a Development Agreement with the developer of Red Hawk Ranch on February 3, 2021. The original agreement primarily dealt with adjacency standards as they would be applied to development within the future subdivisions. Tentative subdivision maps TSM21004 and TSM22007 were approved in 2022. The proposed amendment (AMD1) intends to add several additional stipulations while extending the expiration dates for the applicable tentative maps. The first request involves incorporating all property owners and parcels into the agreement. The tentative subdivision map known as Duets at Red Hawk Ranch is now part of the agreement. The two applicable TSMs are set to expire in 2026. We're proposing to extend those to 2031, and that extension does include the allowable extensions of time, the 2-year extensions that would be allowable under state law. In June, City Council approved Resolution 25-005, Establishing Special Assessment District Guidelines. The applicant proposes utilizing those guidelines to establish a Special Assessment District (SAD) for this property and project. That SAD would include on-site backbone infrastructure, such as roadways and utilities, off-site roadway and utility improvements and connections, mass grading, and community park improvements. The final component of the amendment scope is to relocate the community park to the retention basin that is now proposed in the northwest corner of the development.

Alisa Johansson, Senior Planner, stated a special assessment district process essentially assists developers in relieving some of the upfront cost of infrastructure by allowing for bonding of that infrastructure.

Aaron Mouritsen, City Attorney, stated that it needs to be disclosed on the sellers' Real Property Disclosure Form. When the title search is done, the realtor should inform and prepare the individual to know if there's a special assessment on their property.

Commissioner Tessa Garvin asked if there would be any additional traffic lights, or anything like that.

Michele Rambo, Planning Director, stated that the developer does have conditions to improve Main Street along the front of their property, and that was required as part of their traffic study when they submitted the maps. There was widening and a left turn lane required.

Commissioner Robert Flores asked if the structure of the bond was going to be presented to the Planning Commission, or only the City Council?

Lydia Altick, Deputy City Manager, stated that whole process does go before the City Council, and it's a very lengthy process. The developer must come to the City before it ever gets to the council and have a meeting and decide what they're going to do. Council has plenty of opportunities to not only have input, but to stop the Special Assessment District, right up to the point where you do go out for the bonds.

Derek Kirkland, Wood Rodgers, stated the original development agreement, was approved, back in early 2021. Then we came back with tentative map for Red Hawk Ranch, which is single family. Then we came back with another tentative map for the duets. Some of the things that are part of the tentative maps, and this development agreement amendment is not going to change anything, those tentative

maps are already in place, none of those conditions change. The duets at Red Hawk Ranch were not included in that development agreement. There was a separate property, separate property owner, but that's largely bringing them on and kind of why we're doing the framework for the SAD at this point. We're trying to find ways to make this a viable project, that's largely what this amendment is about. Extending the tentative maps will help us further refine the improvements and set up that special assessment district, and the community park.

Derek Kirkland, Wood Rogers, and Greg Evangelatos, Red Hawk Ranch answered questions from the Planning Commission.

There was no public comment on this matter.

**Motion:** BASED ON THE ANALYSIS PRESENTED IN THE STAFF REPORT, I MOVE TO RECOMMEND APPROVAL OF BILL # 368 AND DA20002 AND AMENDING THE DEVELOPMENT AGREEMENT FOR RED HAWK RANCH AS PROPOSED. **Action:** Approved. **Moved by:** Commissioner Tessa Garvin, **Seconded by:** Commissioner Cody Wagner. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Chairwoman McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin, Commissioner Williams.

Chairwoman Jenni McCullar called for a break: 6:14 pm - 6:19 pm

**3.2. (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).**

Chairwoman Jenni McCullar disclosed that NRS 281A.420 requires her to disclose a conflict of interest. The matter before this body affects a material interest in her commitment to a private capacity, as her home is on adjoining property to conclude that the independence of judgment of a reasonable person would be materially affected by this relationship, she is going to be abstaining from voting on this matter.

Alisa Johansson, Senior Planner, stated the location and current zoning have already been discussed. A mix of RR5 and RR1/2 zoning that is proposed to be modified and updated to SF6 zoning. The differences between the current zoning designations and the proposed zoning designations, might be the lot size, but there are other differences, including setbacks and lot coverage.

Eric Hasty, Wood Rodgers, gave an update on recent activity. He pointed out that the average lot size being proposed is 7,700 square feet. The perimeter lots are 8,000 square feet or larger, and the 6,200 square foot lots are contained within the development itself, so in the interior roads and not along the perimeter. The no-build buffers are going to be located within the rear and side of each individual lot. Along the eastern and southern perimeter there will be a 6-foot-tall solid fence. On the western perimeter there will be two fences. One is a 6-foot-tall fence that will be right at the edge of the buffer, and then another open view fence along the property boundary. What we are proposing right now is to put a 1-to-2-foot earth berm along the property line of the irrigation ditch and then put a fence on there as well. There's a 35-foot buffer, which will also include an NV Energy easement, and a solid 6-foot fence along the western boundary. Along the eastern boundary, there is an existing 4-foot berm at the top of that on

the property line, and there will be a 6-foot solid fence. The rear yard will be a 30-foot no-build buffer, for landscaping. It will be utilized as rear backyard, but not able to construct any structures. We are asking for an amendment to condition 30 for the small portion on Clover Lane to include, instead of curb and gutter, just the ditches to help to meet the rural character of the area and preserve that. There will be a pedestrian path provided to Farm District Road. Mr. Griswold was concerned about irrigation issues, which are located at the corner of his property and the King property. We do have a proposal that will help to prevent any spillage from coming over the top of that. We are going to reinforce that box culvert and construct something that's not going to allow any irrigation water to spill out on the property.

**Public Input:**

Jeff Kling expressed concern about the flooding. The land to the east is essentially the same level as the bottom of the ditch. He stated adding a 2-foot berm does nothing if a rodent burrows through the bottom of the ditch. He suggested raising the land on the east side to the top of the ditch or pipe the ditch. He stated if the builder is not willing to do either of those things, he asked the Planning Commission to vote no.

Becki Howlett stated that what she gave the Commissioners was the Development Code, not the Master Plan. She purchased a home in Fernley that had a division like that. It had a fence, and then another fence, because there's a TCID ditch behind her house. She is still responsible for cleaning that section of land. She asked if the HOA is going to clean it, or is the homeowner going to have keep it clean?

Fernley resident stated that the water level is lower than the property that we're trying to irrigate. So, when we irrigate, the water is going to be probably a foot higher than our property. There's a berm on both sides of the ditch. How are you going to get the water that's below your level up on your property? The water's going to flow higher than that.

Commissioner Cody Wagner stated that he is having trouble understanding how a fenced property meets the buffer requirements.

Eric Hasty, Wood Rodgers, stated having small lots behind her house is not very aesthetically pleasing.

**Motion:** CONSIDERING THE INFORMATION CONTAINED IN THE APPLICANT'S SUBMITTAL PACKAGE AND BASED ON THE ANALYSIS PRESENTED IN THE STAFF REPORT, I MOVE TO RECOMMEND APPROVAL OF BILL 365 AND ZMA25001 REZONING THE SUBJECT PARCELS FROM RR1/2 AND RR5 TO SF6 AND RECOMMEND APPROVAL OF TSM25001 SUBDIVIDING 24.72 ACRES INTO 10 SINGLE-FAMILY RESIDENTIAL LOTS. **Action:** Denied. **Moved by:** Commissioner Robert Flores, **Seconded by:** Commissioner Barry Williams. **Vote:** Failed, **Summary:** Yes 2, No 4, Abstained 1. **Yes:** Commissioner Flores, Commissioner Williams, **No:** Vice-Chair Lewis, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Garvin, **Abstain:** Chairwoman Jenni McCullar.

**3.3. (For Possible Action) Discussion and possible action regarding Bill #367 associated with a Zoning Map Amendment request (ZMA25002) from the City of Fernley rezoning one parcel containing approximately 23.19 acres generally located at 2305 Farm District Road from SF20 (Single Family, 20,000-square foot minimum) to OSP (Open Space and Parks) to bring the site into conformance with the Comprehensive Master Plan land use designation of Open Space and Parks (OSP) (APN 021-303-16).**

Alisa Johansson, Senior Planner, stated that this is a city-led action for a zoning map amendment at 2305 Farm District Road. We have already discussed the size and location of the property. The surrounding zoning pattern, again, for this property is quite complicated. There are a range of zoning districts surrounding this site. Most of them are single-family residential, although there are some rural residential

zoning designations mapped in the vicinity as well. The open space and parks zoning designation does not have dimensional standards. They have not been established for that district. Developments in this zone are therefore considered on a case-by-case basis. The Open Space and Parks (OSP) zoning district supports several comprehensive plan policies. It allows us to retain or enhance the aesthetic value of Fernley's natural and built environment, so, rather than a single-family zoning district that would allow residential development, this will now be an open space and park zoning designation, which allows a completely different range of uses. This zoning map amendment would also ensure that future growth is sensitive to the existing agricultural and farming uses.

**Public Input:**

Brad Anderson stated that he is in support of it.

**Motion:** BASED ON THE ANALYSIS PRESENTED IN THE STAFF REPORT, I MOVE TO RECOMMEND APPROVAL OF BILL #367 AND ZMA25002 REZONING THE SUBJECT PARCEL FROM SF20 TO OSP.

**ACTION:** Approved. **Moved by:** Commissioner Tessa Garvin, **Seconded by:** Vice-Chair Angela Lewis.

**Vote:** Passed, **Summary:** Yes 7. **Yes:** Chairwoman McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin, Commissioner Williams.

**3.4. (For Possible Action) Discussion and possible action regarding a Comprehensive Master Plan Amendment request (MPA25003) from the City of Fernley to adjust the Comprehensive Master Plan land use designation for an approximately 2.29-acre parcel located at 60 Sage Street from Low Density Residential (LDR) to Commercial (C) for consistency with the existing zoning designation of C2 (General Commercial) and for consistency with past Master Plan Amendments for this site (APN 020-272-01).**

Alisa Johansson, Senior Planner, stated that this property is part of the southwest area of Fernley. When this area was recently remapped, it unintentionally created an inconsistency with the site's current zoning. Staff is seeking to correct that with this action. The existing underlying Master Plan land use of commercial has been replaced by low-density residential, and where the existing zoning designation of C2 is incompatible with this goal, staff feels that a corner site such as this, located next to a heavily trafficked roadway, would not be suitable for residential development, which may leave it undeveloped for many years. Staff feels that by re-implementing that commercial land use, we facilitate flexibility and feasibility, because of the likelihood of commercial development coming onto that corner site. The property owners pursued a Master Plan amendment for this property several years ago, and so we are just seeking to revert to the Master Plan land use that had previously been adopted by the city.

**Public Input:**

Clayton Trapp (Zoom) of Land Stewart Consulting, representing the landowner stated they do appreciate the city working to get this back to what was paid for by the landowner back in 2008.

**Motion:** BASED ON THE ANALYSIS PRESENTED IN THE STAFF REPORT, I MOVE TO APPROVE BILL #366 AND MPA25003 AND RECOMMEND THAT THE CITY COUNCIL CERTIFY SAID APPROVAL, ADJUSTING THE COMPREHENSIVE MASTER PLAN LAND USE DESIGNATION FOR PARCEL 020-272-01 CONTAINING APPROXIMATELY 2.29 ACRES AND LOCATED AT 60 SAGE STREET FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL. **ACTION:** Approved **Moved by:** Commissioner Cody Wagner, **Seconded by:** Commissioner Barry Williams. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Chairwoman McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin, Commissioner Williams.

**4. CHAIR AND COMMISSION ITEMS**

None at this time.

**5. PLANNING DIRECTOR ITEMS**

**5.1. Update on City Council actions from August 20, 2025, and September 3, 2025.**

Michele Rambo, Planning Director, stated that at the August 20th City Council meeting, the code amendment dealing with the master plan amendment process was approved. At the September 3rd City Council meeting, contracts were approved for the capital improvement plan, impact fee study, and the infrastructure plan for the North and the Southwest areas. We also had the first readings for the two code amendments we heard last time, the home occupation and the trash enclosures.

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

Michele Rambo, Planning Director, gave updates on the South Area Plan RFP. One proposal was received, so that contract will be going to the City Council next week. We have a new Associate Planner, Treston Rodriguez. He will be doing a lot of project management for big infrastructure plans.

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

None at this time.

**7. PUBLIC FORUM**


None at this time.

**8. ADJOURNMENT**

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 7:32 pm.

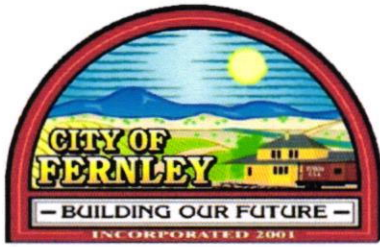
Approved by the Fernley Planning Commission on November 12, 2025, by a vote of:

AYES 7 NAYS: 0 ABSTENTIONS: 0 ABSENT: 0

  
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Chairwoman Jenni McCullar

  
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ATTEST:

FPC - 9/10/2025



## Official Public Meeting Sign-in Sheet for the Record

Name: Please print clearly	Organization & Contact Info
Jeff King	
Becky Howlett	
Robert Griswold	
Brad [unclear]	