MINUTES OF THE
FERNLEY PLANNING COMMISSION MEETING
DECEMBER 10, 2025

Vice-Chairperson Angela Lewis called the meeting to order at 5:00 pm.

1. INTRODUCTORY ITEMS

1.1. Pledge of Allegiance

1.2. Roll Call

Present: Vice-Chairperson Angela Lewis, Commissioner Cody Wagner, Commissioner Robert Flores, Commissioner Tessa Garvin, Commissioner Julianne Holt, Commissioner Barry Williams, Sr., Acting City Manager Lydia Altick, City Attorney Aaron Mouritsen, City Clerk Kim Swanson, Administrative Specialist I Sandy Harris, Planning Director Michele Rambo, Senior Planner Alisa Johansson, Associate Planner Treston Rodriguez, Assistant Planner Lisa Warner. **Absent:** Chairperson Jenni McCullar, Commissioner Jacob VanderHeiden.

1.3. Public Forum

None at this time.

1.4. (For Possible Action) Approval of Agenda

Motion: I MOVE TO APPROVE THE AGENDA WITH THE DEFERRAL OF ITEM 4.1 TO THE JANUARY MEETING. **Action**: Approved, **Moved by:** Commissioner Tessa Garvin, **Seconded by:** Commissioner Cody Wagner. **Vote**: Passed, **Summary:** Yes 6. **Yes:** Vice-Chairperson Lewis, Commissioner Wagner, Commissioner Flores, Commissioner Garvin, Commissioner Holt, Commissioner Williams.

1.5. (Possible Action) Approval of Minutes

Motion: I MOVE TO APPROVE LAST MONTH'S MEETING MINUTES. **Action**: Approved, **Moved by:** Commissioner Cody Wagner, **Seconded by:** Commissioner Robert Flores. **Vote:** Passed, **Summary**: Yes 5, Abstained 1. **Yes:** Vice-Chairperson Lewis, Commissioner Wagner, Commissioner Flores, Commissioner Holt, Commissioner Williams, **Abstain:** Commissioner Garvin due to her absence at the previous meeting.

2. STAFF REPORTS

2.1. (For Possible Action) Discussion and possible action regarding TPM25002, a Tentative Parcel Map request from Richard Depaoli dividing parcel 021-171-31 located in the Mixed Use zoning district and containing approximately 70.59 acres into three resulting lots. The site is located south of Cottonwood Lane, west of Jill Marie Lane, north of the Truckee Canal, and east of Brigit Circle.

Alisa Johansson, Senior Planner, presented the request for a tentative parcel map. The site is approximately 70.59 acres. The property is proposed to be divided into three resulting parcels. Parcel 3 is presently developed with an existing single-family residence and agricultural buildings. That development is proposed to remain. No further development is proposed on resulting parcels 1 or 2 currently. Areas to look at are compliance with environmental and health laws, availability of water, availability and accessibility of utilities. We also need to analyze the availability and accessibility of public services, consistency with the zoning district regulations for the site, conformity with the Master Streets

and Highways Plan, which has been superseded by our Master Transportation Plan, and also the effect of the proposed subdivision on existing public streets and the need for new streets or highways. We received a comment from TCID pertaining to water rights that are pertinent to the subject site. This will be addressed prior to final map recordation. Compliance with the code and all other applicable regulations were analyzed on the proposed parcel map and found no apparent correction items.

Motion: CONSIDERING THE ANALYSIS PRESENTED IN THE STAFF REPORT, I MOVE TO APPROVE TPM25002, DIVIDING PARCEL 021-171-31, CONTAINING APPROXIMATELY 70.59 ACRES INTO 3 RESULTING LOTS. **Action:** Approved, **Moved by:** Commissioner Garvin, **Seconded by:** Commissioner Flores. **Vote:** Passed, **Summary:** Yes 6. **Yes:** Vice-Chairperson Lewis, Commissioner Wagner, Commissioner Flores, Commissioner Garvin, Commissioner Holt, Commissioner Williams.

3. PUBLIC HEARINGS

3.1. (For Possible Action) Discussion and possible action on TSM21003EOT, an extension of time request of not more than two years to record a final subdivision map for Green Valley Ranch Phase 6, a 54-lot single-family residential subdivision on a site approximately ± 11.14-acres in size located in the SF6 (Single-Family, minimum 6,000 sf lot size) zoning district, generally located at the intersection of Canal Drive, Green Valley Drive, and Jasper Way (APN: 021-191-09).

Lisa Warner, Assistant Planner, presented explaining the purpose of the extension of time request is to allow the developer an additional 2 years to record their final subdivision map. The tentative subdivision map was approved by Council on December 15, 2021, and is set to expire on December 15, 2025. The site is under the ownership of Lucas Green Valley LLC, which was started by Mr. Stan Lucas, who passed away in early 2025. Per the trust of Mr. Lucas, co-trustees are mandated to liquidate all assets. They are asking for the two years because they need to finish settling the estate.

There was no public input.

Motion: I MOVE TO APPROVE A TWO-YEAR EXTENSION OF TIME FOR THE TENTATIVE SUBDIVISION MAP ASSOCIATED WITH TSM21003 - GREEN VALLEY RANCH PHASE 6. THE EXPIRATION DATE WILL BE EXTENDED TO DECEMBER 15, 2027. **Action:** Approved, **Moved by:** Commissioner Barry Williams, **Seconded by**: Commissioner Tessa Garvin. **Vote:** Passed, **Summary:** Yes 6. **Yes:** Vice-Chairperson Lewis, Commissioner Wagner, Commissioner Flores, Commissioner Garvin, Commissioner Holt, Commissioner Williams.

3.2. (For Possible Action) Consideration and possible action on WVR24002, a request by Battle Born Equity Group to extend the landscaping deadline imposed on the original Waiver approval by the Planning Commission for an additional three months (November 13, 2025 to February 13, 2026).

Lisa Warner, Assistant Planner, presented explaining the waiver for the previously known Pizza Shack building was approved by the Planning Commission on November 13, 2024. The waiver approval was conditioned to have the approved landscaping installed by November 13, 2025. The applicant submitted a landscaping plan on October 28, 2025. Then the applicant requested an extension of time.

There was no public input.

Motion: I MOVE TO APPROVE A 3-MONTH EXTENSION OF TIME FOR THE COMPLETION OF THE LANDSCAPING INSTALLATION REQUIREMENTS ASSOCIATED WITH WVR24002. THE NEW COMPLETION DATE WILL BE FEBRUARY 13, 2026. **Action**: Approved, **Moved by:** Commissioner Cody Wagner, **Seconded by:** Commissioner Robert Flores. **Vote:** Passed, **Summary:** Yes 6. **Yes:** Vice-

Chairperson Lewis, Commissioner Wagner, Commissioner Flores, Commissioner Garvin, Commissioner Holt, Commissioner Williams.

3.3. (For Possible Action) Discussion and possible action on Conditional Use Permit CUP25003, a request by Leslie Colbrese (Community Services Agency) to allow a child care facility within an existing ±6,887-square-foot tenant space located at 95 Main Street (APN 020-034-02) in the C2 (General Commercial) zoning district.

Treston Rodriguez, Associate Planner, presented. The applicant proposes establishing a licensed childcare facility within an existing ±6,887-square-foot tenant space at 95 Main Street. The project includes interior tenant improvements and the addition of a fenced 1,380 square-foot outdoor play area. No building additions are proposed. The facility will operate Monday through Friday from 7:30 a.m. to 5:00 p.m., with occasional meetings extending no later than 6:00 p.m. To promote safety during pick-up and drop-off, six parking spaces located directly at the suite entrance will be designated "Pick-Up and Drop-Off Only." Parents will park and escort children into the building for check-in. Children will not enter or exit independently. These spaces are surplus to the required parking supply and eliminate the need for families to cross the drive aisle. Directional arrows for traffic flow already exist. The operator estimates fewer than six simultaneous drop-offs or pick-ups during peak periods. This Conditional Use Permit authorizes the childcare facility use within the C2 district and ensures that operations remain compatible with surrounding uses through appropriate site design, licensing, and compliance with Title 32 standards. The only project-specific condition is condition number 12, which addresses the outdoor play area fencing. The condition requires a 3-foot, 4-inch split-face CMU wall with a 2'8 inch chain-link fence on top, including colored vinyl slat inserts for a total height of approximately 6 feet. The intent is to ensure durability and safety along the adjacent street.

Public Input:

Leslie Colbrese, CEO of Community Services Agency, stated it this will be an early Head Start. They need to get a childcare license because of state requirements with Head Start. They need to meet both requirements with the federal government and the state. They do currently offer Head Start at Cottonwood Elementary School. There is concern about the actual physical structure of fencing. There are some limitations with their funding, and because they don't own this building, there are also limitations around that. She asked for consideration of pillars or Ballards to be put in place of all the fence posts. Cement Ballards or pillars would ensure that a car could not hit it.

Motion: BASED ON THE INFORMATION PROVIDED IN THE STAFF REPORT AND AS PRESENTED IN THE STAFF PRESENTATION, I MOVE TO APPROVE THE CONDITIONAL USE PERMIT ASSOCIATED WITH CUP25003 (FERNLEY DAYCARE), SUBJECT TO THE CONDITIONS OF APPROVAL 1 THROUGH 12 AS PRESENTED BY STAFF. **Action:** Approved, **Moved by:** Commissioner Robert Flores, **Seconded by:** Commissioner Cody Wagner. **Vote:** Passed, **Summary:** Yes 5, No 1. **Yes:** Vice-Chairperson Lewis, Commissioner Wagner, Commissioner Flores, Commissioner Holt, Commissioner Williams, **No:** Commissioner Garvin.

3.4. Discussion and possible action regarding CA25007 and Bill #373, a request from the Planning Department and City Manager's Office to amend the definitions, use table entries, use standards, and parking supply requirements for the animal services land use as contained in Fernley Municipal Code, Title 32, Chapters 2, 6, 7, and 9 (FMC 32.02.030; FMC 32.06.150, Table 2; FMC 32.07.060; and FMC 32.09.120, Table 2).

Alisa Johansson, Senior Planner, presented. This amendment represents an overhaul of the animal services land use in our code. This covers the definitions, the use table entries, the use standards, and the parking supply requirements. The City's existing regulations for animal service uses are cumbersome

and inflexible in the current iteration of the code. In consultation with the City Manager's Office and the Animal Control Program Manager, Planning staff have developed additional definitions, use allowances, and development standards to enhance the feasibility of such businesses. The proposed changes include: (1) New animal service use definitions; (2) New or updated entries in the City's use table; (3) New use standards; (4) Updated parking supply requirements. These proposed changes are consistent with the Master Plan's goal of land use compatibility, preventing and mitigating adverse impacts, and encouraging development that can be efficiently served by services and infrastructure. The Master Plan's goal of effective growth management is met through this effort, and this amendment also helps provide robust and complementary community services, another goal in the Master Plan.

Motion: CONSIDERING THE INFORMATION PROVIDED BY STAFF PRESENTATIONS AND IN THE STAFF REPORT, I MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE BILL #373 ASSOCIATED WITH CA25007, AMENDING THE DEFINITIONS, USE TABLE ENTRIES, USE STANDARDS, AND PARKING SUPPLY REQUIREMENTS FOR THE ANIMAL SERVICES LAND USES, FMC 32.02.030; FMC 32.06.150 TABLE 2; FMC 32.07.060; AND FMC 32.09.120 TABLE 2. **Action:** Approved, **Moved by**: Commissioner Julianne Holt, **Seconded by:** Commissioner Barry Williams. **Vote:** Passed, **Summary:** Yes 6. **Yes:** Vice-Chairperson Lewis, Commissioner Wagner, Commissioner Flores, Commissioner Garvin, Commissioner Holt, Commissioner Williams.

3.5. (For Possible Action) Discussion and possible action to recommend approval of Bill #174 (associated with CA25008) to amend Section 32.06.070 of the Fernley Development Code to amend Table 070-1 (Residential - Single-Family Density/Intensity Standards) to remove the 20' side combined setback for the SF6 zone and make minor grammatical corrections to the section as a whole.

Lisa Warner, Assistant Planner, presented. Developers and builders on various subdivision projects claim that the development code for SF6 single-family residential minimum 6,000 square feet lot size, is very restrictive. This request will give developers and builders more options in the placement of single-family residences on SF6 lots, and it will also give them the option to have larger single-family homes on SF6 lots. It previously had a 20-foot side combined setback under SF6, which has been removed. There will be a 5-foot setback on each side.

There was no public comment

Motion: I MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE BILL # 174 ASSOCIATED WITH CA25008, AS PRESENTED BY STAFF. **Action:** Approved, **Moved by:** Commissioner Tessa Garvin, **Seconded by:** Commissioner Barry Williams. **Vote:** Passed, **Summary:** Yes 6. **Yes:** Vice-Chairperson Lewis, Commissioner Wagner, Commissioner Flores, Commissioner Garvin, Planning Commissioner Holt, Commissioner Williams.

4. CHAIR AND COMMISSION ITEMS

4.1. (Possible Action) Discussion and possible action regarding potential inconsistencies within the Development Code. Item requested by Commissioner Garvin.

This item was tabled until the next Planning Commission meeting.

5. PLANNING DIRECTOR ITEMS

5.1. Update on City Council actions from November 19, 2025, and December 3, 2025.

Michele Rambo, Planning Director, gave the update on Council items. At the December 3rd Meeting Commissioners Williams and Vander Heiden were reappointed for another 4 years, and then the first reading for the annexation for Mark IV.

5.2. General Planning Department updates and announcements.

Michele Rambo, Planning Director, stated that they have officially kicked off the infrastructure plans for the north and the southwest areas, the Capital Improvement Plan, the Impact Fee Study and the South Area Plan. They do plan to have some joint Planning Commission and Council workshops on January 21st. They are scheduled for 9:00 am, 10:00 am and 1:00 pm. There will be a public open house on January 22nd at 5.30 at the CRRC. A consultant has been chosen for the Master Plan update. The contract is on the Council agenda for approval. There were 8 new development project applications in November.

6. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

Commissioner Cody Wagner requested information regarding Mark IV and the possibility of them building data centers and potentially building a modular gas-fired power plant here in the city limits.

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 6:09 pm.

Approved by the Fernley Planning Commission on January 14, 2026, by vote of:

AYES 6 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1

Chairperson Jenni McCullar

ATTEST:

Official Public Meeting Sign-in Sheet for the Record

FPC 12-10-2025

Name: Please print clearly	Organization & Contact Info
Leslie Colbrese	Community Services Agency