MINUTES OF THE
FERNLEY PLANNING COMMISSION MEETING
January 14, 2026

Commissioner Cody Wagner called the meeting to order at 5:00 pm.

1. INTRODUCTORY ITEMS

1.1. Pledge of Allegiance

1.2. Roll Call

Present: Commissioner Cody Wagner, Commissioner Robert Flores, Commissioner Tessa Garvin, Commissioner Jacob VanderHeiden, Chairperson Jenni McCullar, (via Zoom) 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:** Vice-Chairperson Angela Lewis, Commissioner Julianne Holt, Commissioner Barry Williams, Sr.

1.3. Public Forum

Steve Kuntz, North Lyon County Fire Protection District, Captain of Fire Prevention stated he will take over the fire marshal duties adding that Tim Myers has retired.

1.4. (For Possible Action) Approval of Agenda

Motion: I MOVE TO APPROVE THE AGENDA WITH THE DEFERRAL OF ITEM 3.3 TO THE FEBRUARY MEETING. **Action**: Approved, **Moved by:** Commissioner Garvin, **Seconded by:** Commissioner Flores. **Vote**: Passed, **Summary:** Yes 5. **Yes:** Chairperson McCullar, Commissioner Wagner, Commissioner Flores, Commissioner Garvin, Commissioner VanderHeiden

1.5. (Possible Action) Approval of Minutes

Motion: I MOVE TO APPROVE LAST MONTH'S MEETING MINUTES. **Action**: Approved, **Moved by:** Commissioner Flores, **Seconded by:** Commissioner VanderHeiden. **Vote:** Passed, **Summary**: Yes 5. **Yes:** Chairperson McCullar, Commissioner Wagner, Commissioner Flores, Commissioner Garvin, Commissioner VanderHeiden

2. STAFF REPORTS

2.1. (For Possible Action) Discussion and possible action to elect the Chair and Vice-Chair of the Planning Commission for 2026.

Motion: I MOVE TO NOMINATE TESSA GARVIN AS CHAIRPERSON. **Action**: Approved, **Moved by:** Chairperson McCullar, **Seconded by:** Commissioner Flores. **Vote:** Passed, **Summary**: Yes 5. **Yes:** Chairperson McCullar, Commissioner Wagner, Commissioner Flores, Commissioner Garvin, Commissioner VanderHeiden

Motion: I MOVE TO NOMINATE JENNIE MCCULLAR AS VICE-CHAIRPERSON. **Action**: Approved, **Moved by:** Chairperson Garvin, **Seconded by:** Commissioner Flores. **Vote:** Passed, **Summary**: Yes 5. **Yes:** Chairperson McCullar, Commissioner Wagner, Commissioner Flores, Commissioner Garvin, Commissioner VanderHeiden

The gavel was passed to Chairperson Garvin.

2.2. Presentation from Mark IV Capital regarding future plans to construct a power generation facility within the Victory Logistics District development

Planning Director Rambo stated the plans for the power generation facility are very preliminary.

Scott Barnes with Mark IV Capital presented a powerpoint with the benefits and details of the power generation facility. He encouraged the Planning Commission to schedule a visit to the site for a guided tour either individually or as a group. He explained the first phase would be a 225-megawatt generator that will begin operation in 2028. Phase 2 would be another 225-megawatt generation system, and that would be operational in 2029. Phase 3 will be 450 megawatts, and that would be operation in 2030, and then this build-out will be 1.8 gigawatts in 2031. At this time, these are gas-powered facilities. Mr. Barns stated Mark IV has been working closely with NV Energy for the last 3 years on this project.

3. PUBLIC HEARINGS

3.1. (For Possible Action) Discussion and possible action regarding Bill #376 (associated with CA25010) to amend Section 32.03.030, Section 32.07.220, Table 32.09.120-2, and Table 32.06.150 of the Fernley Development Code to allow stand-alone gaming establishments of any size without a resort hotel component.

Lisa Warner, Assistant Planner, explained these changes will make the code less restrictive and allow applicants to apply for a standalone gaming establishment of any size without the resort hotel component.

This item was opened for public input. There was none.

Motion: I MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE BILL NUMBER 376 ASSOCIATED WITH CA25010 **Action**: Approved, **Moved by:** Commissioner Wagner, **Seconded by:** Commissioner VanderHeiden **Vote:** Passed, **Summary**: Yes 5. **Yes:** Chairperson McCullar, Commissioner Wagner, Commissioner Flores, Commissioner Garvin, Commissioner VanderHeiden

3.2. A Tentative Parcel Map application request by M4 Victory Development, LLC (TPM25003) to subdivide a ± 8.96-acre site into four separate parcels as follows: Parcel 1 will result in ± 2.0-acres; Parcel 2 will result in ± 1.83-acres; Parcel 3 will result in ± 4.78-acres, and Parcel 4 will result in 15,133 square feet generally located at 0 Duffy Road (± 4,000 feet westerly of the intersection of Duffy Road and Nevada Pacific Parkway) (APN: 021-232-50) in an Industrial (I) zone.

Lisa Warner, Assistant Planner explained the parcel was purchased by Mark IV New Fernley QOZB LLC in 2019 as part of the Mark IV Victory Logistics District Planned development. The parcel is approximately 8.96 acres in size and is located 4,000 feet westerly of the intersection to Duffy Road and Nevada Pacific Parkway between Sherwin-Williams and Loebes. One objective of this parcel split is to create a 2.0-acre parcel where the required fire station will be constructed. The fire station will be built on Parcel 1, and the land will be dedicated to the City of Fernley upon completion.

This item was opened for public input. There was none.

Motion: I MOVE I MOVE TO APPROVE TENTATIVE PARCEL MAP REQUEST ASSOCIATED WITH TPM 2500-003, SUBJECT TO THE CONDITIONS OF APPROVAL 1 THROUGH 30 PRESENTED BY

STAFF, AND BASED ON FINDINGS TPM1 AND THROUGH TPM12, AND THE SUPPORTING DATA AS SET FORTH IN THE STAFF REPORT. **Approved**, **Moved by:** Commissioner Flores, **Seconded by:** Commissioner VanderHeiden **Vote:** Passed, **Summary**: Yes 5. **Yes:** Chairperson McCullar, Commissioner Wagner, Commissioner Flores, Commissioner Garvin, Commissioner VanderHeiden.

3.3. Discussion and possible action regarding CA25012 and Bill #377, a request from the Planning Department to amend the adjacency development standards contained in Title 32, Chapter 9, Section 30.

This item was tabled

3.4. Discussion and possible action regarding CA25013 and Bill #378, a request from the Planning Department to add definitions and development standards and to amend the public facility requirements pertaining to non-residential development in remote portions of the City (FMC 32.02.030, FMC 32.09.125, and FMC 32.12.010).

Senior Planner Alisa Johansson explained the proposed updates that cover several different topics and a few different chapters within the code. She explained there are two findings that must be met. The first finding is that the development code text amendment must be consistent with the City's Master Plan, and consistent with state and federal law. The amendment also maintains developable land for residential and commercial use. She continued the intention of this new section, is to facilitate development for these sites while still addressing project impacts, ensuring compatibility, making sure that there is a little landscaping, a little bit of screening, and some street improvements, so that the projects are assisting in developing those portions of the city with some community benefits in mind. It does not change the range of allowable uses in any zoning district, and it does not modify or supersede any regulatory requirements for private facilities.

This item was opened for public input.

Demetri Nikolakakis/Valutainer voiced concern regarding the required street improvements.

Senior Planner Alisa Johansson responded by saying that we do not require curb, gutter, sidewalk, but we do require the roadway to be paved. Staff felt that was appropriate, given the fact that this code amendment is specifically targeted at non-residential uses. We want those non-residential uses to be providing their share of street improvements where appropriate. Staff feels that paving alone is a reasonable compromise.

Motion: I MOVE TO RECOMMEND APPROVAL OF BILL NUMBER 378 ASSOCIATED WITH CA25013, ADDING DEFINITIONS AND DEVELOPMENT STANDARDS, AND AMENDING PUBLIC FACILITY REQUIREMENTS PERTAINING TOO NON-RESIDENTIAL DEVELOPMENTS IN THE REMOTE PORTIONS OF THE CITY. FERNLEY MUNICIPAL CODE 32.02.030, FMC 32.09.125, AND FMC 32.12.010. I'D ALSO JUST LIKE TO ENCOURAGE THAT THE WAIVER PROCESS BE FURTHER DEFINED AND PRESENTED AS AN OPTION FOR SMALLER-SCALE PROJECTS. **Action**: Approved, **Moved by:** Commissioner Wagner, **Seconded by:** Commissioner VanderHeiden **Vote:** Passed, **Summary**: Yes 5. **Yes:** Chairperson McCullar, Commissioner Wagner, Commissioner Flores, Commissioner Garvin, Commissioner VanderHeiden.

3.5. (For Possible Action) Consideration and possible action regarding a Waiver application (WVR25003) submitted by Demetri Nikolakakis/Valutainer for a site located at 11 Salvage

Lane (APN: 021-442-19) in an Industrial (I) zoning district. The Waiver requests relief from curb, gutter, sidewalk, and landscaping requirements for a property located within the US95A/Speedway Industrial Park area.

Tristan Rodriguez, Associate Planner explained the applicant is requesting a waiver from curb, gutter, sidewalk, and landscape requirements associated with the site activation of a previously undeveloped industrial parcel. The site is surrounded by industrial zoning and land uses, including outdoor storage and contractor-type operations typical for this corridor. The parcel is approximately 5.13 acres in size and is currently undeveloped. Access is provided via gravel roadways, and there are no existing curb, gutter, sidewalk, or landscape improvements along the site frontage or on adjacent properties. The requested waiver maintains consistency with the established industrial character of the corridor and reflects existing conditions rather than an intensification of use.

Mr. Nikolakakis was available for questions.

There was no public input.

Motion: I MOVE TO APPROVE THE WAIVER, WVR25003, ASSOCIATED WITH 11 SALVAGE LANE, APN 021-442-19, SUBJECT TO CONDITIONS OF APPROVAL, 1 THROUGH 12, AND FINDINGS WVR01 THROUGH WVR 05, AS SET FORTH IN THE STAFF REPORT. **Action:** Approved, **Moved by:** Commissioner Flores **Seconded by**: Commissioner Wagner. **Vote:** Passed, **Summary:** Yes 5. **Yes:** Chairperson McCullar, Commissioner Wagner, Commissioner Flores, Commissioner Garvin, Commissioner VanderHeiden.

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.

Chairwoman Garvin explained there are a lot of inconsistencies in the Code and wanted to open communication about the best way to update the wording and verbiage, so it is less ambiguous.

Aaron Mouritsen City Attorney explained the difficulty in writing code is that you are trying to be sufficiently precise as to give everyone an idea of what is and isn't allowed, while also being simultaneously flexible enough to handle any weird situation that comes up. A lot of contradictions were purposeful to allow the Planning Commission and City Council and the Planning Director the flexibility to review different adjacency situations and follow the spirit of the law in determining what was appropriate. The reason we have Planning Commission is to be able to look at those ambiguities and then make rulings as to what's appropriate in given situations. He added Planning Department is working on a lot of those adjacency standards right now. We thought we might have it ready to present tonight, but it turned out to be more complicated than expected.

5. PLANNING DIRECTOR ITEMS

5.1. Update on City Council actions from December 17, 2025, and January 7, 2026.

Michele Rambo, Planning Director, gave the update reporting on the 17th, the Mark IV annexation was approved and on January 7th, was the first readings for the code amendments regarding the major recreation in the industrial zone and grading.

5.2. General Planning Department updates and announcements.

Michele Rambo, Planning Director reported the South Area Plan, has been kicked off. There is an open house scheduled for the public that would like to attend on January 22nd from 6:30 to 8.30 at the CRRC. The kickoff meeting for the Master Plan update was held on Monday, and we are looking at putting together a steering committee and focus groups. If you would like to volunteer, please contact her.

6. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

There were none

7. PUBLIC FORUM

Tammy Dittman stated the requirements for curb, gutters and paving do not make sense to her. She also asked if the advertising for events held at the CRR Center not be called the Boys and Girls Club.

Emily Noury spoke about the condition of the parks stating the fields are degrading at a faster rate than they can be improved.

Kevin White stated the Power Generating Facility that Mark IV plans to build is a great idea.

8. ADJOURNMENT

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 6:52 pm.

Approved by the Fernley Planning Commission on February 11, 2026, by vote of:

AYES 5 NAYS: 0 ABSTENTIONS: 0 ABSENT: 2

Chairperson Tessa Garvin

ATTEST:

FPC 1-14-2026

Official Public Meeting Sign-in Sheet for the Record

Name: Please print clearly	Organization & Contact Info
Steve Kurtz	NLF
Scott Barnes	Mark IV
Tammy Dettmer	
Emily Noury	AVSO
Kevin White	