

**MINUTES OF THE  
FERNLEY PLANNING COMMISSION MEETING  
FEBRUARY 11, 2026**

**1. INTRODUCTORY ITEMS**

Chairwoman Tessa Garvin called the meeting to order at 05:00 PM at Fernley City Hall, 595 Silver Lace Blvd., Fernley, NV 89408.

**1.1. Pledge of Allegiance**

**1.2. Roll Call**

**Present:** Chair Tessa Garvin, Vice Chair Jenni McCullar, Commissioner Barry Willaims SR, Commissioner Cody Wagner, Commissioner Julianne Holt, City Attorney Aaron Mouritsen, City Clerk Kim Swanson, Admin Specialist II Rachael Goetz, Senior Planner Alisa Johansson, Planning Director Michele Rambo. **Absent:** Commissioner Angela Lewis, Commissioner Jacob VanderHeiden, Commissioner Robert Flores.

**1.3. Public Forum**

Becki Howlett invited the public to the Fernley 4th of July Spaghetti Dinner fundraiser on 2/21/26 at the Fernley Senior Center.

**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:** Commissioner Berry Williams. **Vote:** Passed, **Summary:** Yes: 5 **Yes:** Commissioner Wagner, Vice Chair McCuller, Commissioner Williams, Commissioner Holt, Chairwoman Garvin.

**1.5. (Possible Action) Approval of Minutes**

**Motion:** I MOVE TO APPROVE THE LAST MEETING'S MINUTES AS PRESENTED. **Action:** Approved, **Moved by:** Vice Chair McCuller, **Seconded by:** Commissioner Holt **Vote:** Passed, **Summary:** Yes: 3 **Yes:** Commissioner Wagner, Vice Chair McCuller, Chairwoman Garvin, **Abstain:** 2 Commissioner Williams, Commissioner Holt

**2. PUBLIC HEARINGS**

**2.1. (For Possible Action) Discussion and possible action regarding CUP23004-AMD1, a Conditional Use Permit Amendment proposing one additional storage building, minor site revisions, and phasing clarification for the Stor-All, LLC project located on parcel 021-132-64 south of Shadow Lane, west of Highway 95 South, north of Cottonwood Lane, and east of White Eagle Lane.**

Senior Planner Alisa Johansson presented stating that Stor-All LLC would like to add one additional storage along the southern property boundary and minor site revisions, including satisfying the requirement for perimeter masonry walls. This will also include minor impacts to US95A such as a deceleration lane and curb-gutter sidewalk improvements.

The commission took a 5-minute recess for technical difficulties.

The commissioners had questions in the presentation regarding the new drainage infrastructure and retention basins.

Christopher Maltz with Heartfelt Engineering spoke briefly regarding the drainage infrastructure and

retention basins. Explaining the need for three retention basins placed where they are due to the land being a sump where there used to be a farm with no way for the land to drain.

No public comment

**Motion:** CONSIDERING THE INFORMATION PROVIDED BY STAFF PRESENTATIONS AND IN THE STAFF REPORT, I MOVE TO APPROVE CUP23004AMD1 AMENDING THE CONDITIONAL USE APPROVAL FOR STORE ALL, LLC PHASE 1, SUBJECT TO CONDITIONS 1 THROUGH 35.

**Action:** Approve **Moved by:** Commissioner Holt **Seconded by:** Vice Chair McCuller **Vote:** Yes

**Summary:** 5 **Yes:** Commissioner Holt, Vice Chair McCuller, Commissioner Williams, Commissioner Wagner, Chairwoman Garvin

**2.2. (For Possible Action) Discussion and possible action regarding CA26001 and Bill #379, a request from the Planning Department to amend the City's land use table, Fernley Municipal Code Title 32, Chapter 6, Section 150, Table 2, to allow multifamily and mixed-use developments by right in commercial zones pursuant to State Assembly Bill 241.**

Senior Planner Alisa Johansson presented explaining this code amendment is required to bring our city code into compliance with the new State law. Our current regulations require a conditional use permit for multifamily developments in commercial zones. This requirement would extend to any mixed-use development. Our use table does not currently differentiate between mixed-use and other types of multifamily or commercial developments, so they are not a separately categorized use in our use table. Any multifamily development or mixed-use development that involves a residential component would be considered a multifamily that requires conditional use approval to comply with Assembly Bill 241.

No public comment

**Motion:** CONSIDERING THE INFORMATION PROVIDED BY STAFF PRESENTATIONS AND IN THE STAFF REPORT, I MOVE TO RECOMMEND APPROVAL OF BILL 379 ASSOCIATED CA26001 AMENDING THE CITY'S LAND USE TABLE, FMC 32.06.150 TABLE 2, FOR CONSISTENCY WITH AB241. **Action:** Approve, **Moved by:** Commissioner Wagner **Seconded**

**by:** Commissioner Williams **Vote:** Yes, **Summary:** 5 **Yes:** Commissioner Holt, Vice Chair McCuller, Commissioner Williams, Commissioner Wagner Chairwoman Garvin.

### 3. PLANNING DIRECTOR ITEMS

#### 3.1. Update on City Council actions from January 21, 2026, and February 4, 2026.

Planning Director Michele Rambo reported the City Council adopted the update to the grading code and the recreation facility updates at their January 21<sup>st</sup> meeting. First readings for the change to the SF6 setback, the daycare changes, and the new Animal Services Code. On February 4<sup>th</sup> the council adopted the daycare changes, the SF6 setback and the Animal Services Code. First readings for the change to the gaming ordinance and the new rural development standards also took place at the February 4<sup>th</sup> meeting.

#### 3.2. General Planning Department updates and announcements.

There were none.

### 4. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

Commissioner Wagner wants to start discussing a subsection for general energy production and make it as thorough as the renewable energy section is.

### 5. PUBLIC FORUM


No public comment


**6. ADJOURNMENT**

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 5:49 PM.

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

AYES 4 NAYS: 0 ABSTENTIONS: 3 ABSENT: 1

  
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Chairwoman Tessa Garvin

  
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ATTEST: