

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

1. INTRODUCTORY ITEMS

Chairperson 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: Chairwoman Tessa Garvin, Commission Vice-Chair Jenni McCullar, Commissioner Cody Wagner, Commissioner Jacob VanderHeiden, Commissioner Robert Flores, Commissioner Julianne Holt, Commissioner Angela Lewis, City Attorney Aaron Mouritsen, Acting City Manager Lydia Altick, Deputy City Clerk Sandy Harris, Admin specialist II Rachael Goetz, Assistant Planner Lisa Warner, Planning Director Michele Rambo. **Absent:** Commissioner Barry Williams.

1.3. Public Forum

AnneMarie Lain, the Vice President of the Nevada American Planning Association talked about a Nevada only chapter of the APA and the fee is \$40 per year.

1.4. (For Possible Action) Approval of Agenda

Motion: I MOVE TO APPROVE TONIGHT'S AGENDA AS PRESENTED. **Action:** Approve, **Moved by:** Commissioner Cody Wagner, **Seconded by:** Commissioner Robert Flores. **Vote:** Passed, **Summary:** Yes 7, **Yes:** Vice Chairwoman McCullar, Commissioner Lewis, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Chairwoman Garvin, Commissioner Holt.

1.5. (Possible Action) Approval of Minutes

There was discussion about the hesitancy of approving item 2.2. Last meeting and the commission would like it to note in the minutes that while it did pass, there was concern and hesitation.

MOTION: I MOVE TO APPROVE THE MINUTES FROM THE LAST MEETING WITH THE SUGGESTION THAT ITEM 2.2 IS EDITED TO REFLECT THE HESITANCY OF THE PLANNING COMMISSION DURING DISCUSSION AND THE MOTION. **Action:** Approve, **Moved by:** Commissioner Cody Wagner, **Seconded by:** Vice Chairwoman Jenni McCullar. **Vote:** Passed, **Summary:** Yes 4, Abstained 3. **Yes:** Vice Chairwoman McCullar, Commissioner Wagner, Chairwoman Garvin, Alternate Commissioner Holt, **Abstain:** Commissioner Angela Lewis, Commissioner Jake VanderHeiden, Commissioner Robert Flores.

2. GENERAL BUSINESS

2.1. Discussion and possible action to formally establish a Steering Committee for the City of Fernley Comprehensive Master Plan (CMP) Update and for the Planning Commission to appoint members for Steering Committee membership.

Planning Director Michele Rambo presented. The purpose of the Steering Committee would be an advisory board. Each Commissioner would appoint one person to the steering committee. It was clarified that none of the current commissioners could sit on the Steering Committee. The

commissioners didn't feel they had enough information about the specific details to appoint anyone at the moment.

Motion: I MOVE TO CONTINUE ITEM 2.1 TO THE APRIL MEETING. **Action:** Table, **Moved by:** Commissioner Cody Wagner, **Seconded by:** Commissioner Robert Flores. **Vote:** Passed, **Summary:** Yes 6, Abstained 1. **Yes:** Vice Chairwoman McCullar, Commissioner Lewis, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Chairwoman Garvin, **Abstain:** Commissioner Julianne Holt.

3. PUBLIC HEARINGS

3.1. (For Possible Action) 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.

Planning Director Michele Rambo presented. Stating current adjacency standards are vague, unclear and not broken up easily. After discussion with surrounding agencies and the legal counsel, we have decided to rewrite the existing code. The new code is broken into subsections, and each section contains a purpose paragraph and an applicability paragraph, so it is clear which section applies to what situation.

Motion: I MOVE TO RECOMMEND THE APPROVAL OF BILL 377 ASSOCIATED WITH CA25012 AMENDING THE ADJACENCY DEVELOPMENT STANDARDS CONTAINED IN TITLE 32, CHAPTER 9, SECTION 30. **Action:** Approve, **Moved by:** Commissioner Jake VanderHeiden, **Seconded by:** Commissioner Cody Wagner. **Vote:** Passed, **Summary:** Yes 7, **Yes:** Vice Chairwoman McCullar, Commissioner Lewis, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Chairwoman Garvin, Alternate Commissioner Holt,

3.2. (For Possible Action) Consideration and possible action on a second Extension of Time request for an additional four months to complete the landscaping installation required by the Conditions of Approval for the Waiver (WVR24002) application that was approved by the Planning Commission on November 13, 2024.

Michele Rambo, Planning Director, presented. The waiver was originally approved on November 13th, 2024 for the landscaping to be completed within 1 year. There was an extension of time request to postpone the landscaping installation filed on November 12th, 2025. This was approved on December 10th, 2025, making the new deadline February 13th, 2026. This has allowed time for improvements such as the hard scape, split rail fence and irrigation. This is a second request for an extension of time to June 20th, 2026. The reason behind the second request is the threat of frost in northern Nevada in April and May. Frost poses a risk to newly planted shrubs and trees and postponement will support the long-term sustainability of the landscaping.

Commissioner Julianne Holt disclosed that she works at a brokerage that is owned and operated by the owner of this building. She stated this would not affect her judgment while voting but wanted it on the record. City Attorney Mouritsen advised voting is left to her discretion.

Motion: I MOVE TO APPROVE THE SECOND EXTENSION OF TIME FOR THE LANDSCAPING AND INSTALLATION COMPLETION ASSOCIATED WITH WVR24002 PIZZA SHACK. THE NEW COMPLETION DATE WILL BE JUNE 30TH, 2026. **Action:** Approve, **Moved by:** Commissioner Robert Flores, **Seconded by:** Commissioner Angela Lewis. **Vote:** Passed, **Summary:** Yes 7,

Yes: Vice Chairwoman McCullar, Commissioner Lewis, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Chairwoman Garvin, Alternate Commissioner Holt.

3.3. (For Possible Action) Discussion and possible action regarding Resolution #26-002 and Bill #381 associated with MPA26001 and ZMA26001, concurrent requests from M4 Victory Power QOZB, LLC for parcel 021-031-13 containing approximately 107.87 acres and generally located east of Interstate 80, west of Fernley Sink Lake, northeast of Duffy Road, and north of the existing Victory Logistics Planned Development adjusting the master plan land use designation from GR (General Rural) to I (Industrial) and rezoning the property from GR20 (General Rural, 20-acre minimum) to I (Industrial).

Planning Director Michele Rambo presented. This is 107 acres located at the northeast tip of Fernley abutting Interstate 80. It is currently zoned General Rural 20 Acre Minimum with a land use designation of General Rural. This is different from industrially proposed zoning.

Motion: BASED ON THE ANALYSIS PRESENTED IN THE STAFF REPORT, I MOVE TO RECOMMEND APPROVAL OF RESOLUTION 26-002 AND BILL NUMBER 381 ASSOCIATED WITH MPA26001 AND ZMA26001, ADJUSTING THE MASTER PLAN USE DESIGNATION FOR PARCEL 021-031-13 FROM GENERAL RURAL TO INDUSTRIAL, AND REZONING THE PROPERTY FROM GENERAL RURAL 20-ACRE MINIMUM TO INDUSTRIAL.

Action: Approve, **Moved by:** Commissioner Jake VanderHeiden, **Seconded by:** Commissioner Robert Flores. **Vote:** Passed, **Summary:** Yes 7, **Yes:** Vice Chairwoman McCullar, Commissioner Lewis, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Chairwoman Garvin, Alternate Commissioner Holt.

4. CHAIR AND COMMISSION ITEMS

There were none.

5. PLANNING DIRECTOR ITEMS

5.1. Update on City Council actions from February 18, 2026 and March 4, 2026.

Michele Rambo, Planning Director gave details regarding the Council meetings from February 18th and March 4th.

5.2. General Planning Department updates and announcements.

Michele Rambo, Planning Director, announced the leaving of the Senior Planner, Alisa Johansson, and the promotion of Treston Rodriguez to senior Planner.

6. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

Commissioner Lewis would like a presentation about the amount of traffic on Farm District road as well as projections for new subdivisions. Commissioner Wagner requested this includes the Nevada Pacific Parkway Project.

Chairwoman Garvin requested that if a project is denied by the Planning Commission but approved by City Council, the Planning Commission should still be advised of future changes to the projects.

City Attorney Mouritsen stated it's always within City Council's power to send any projects back to the Planning Commission for re-review.

7. PUBLIC FORUM

Becki Howlett stated the Planning Commission needed to refrain from personal attacks.

8. ADJOURNMENT

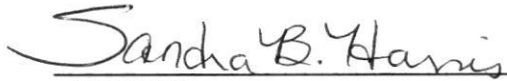
There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 6:28 PM.

Approved by the Fernley Planning Commission on April 8, 2026, by a vote of:

AYES 7 NAYS: 0 ABSTENTIONS: 0 ABSENT: 1



Chairwoman Tessa Garvin



ATTEST: