

**MINUTES OF THE  
FERNLEY PLANNING COMMISSION MEETING**

**APRIL 8, 2026**

**1. INTRODUCTORY ITEMS**

**1.1. Pledge of Allegiance**

**1.2. Roll Call**

Chairwoman Tessa Garvin, Commissioner Jacob VanderHeiden, Commissioner Cody Wagner, Commissioner Angela Lewis, Commissioner Robert Flores, Vice Chair Jenni McCuller, Commissioner Julianna White, Acting City Manager Lydia Altick, Planning director Michele Rambo, City Attorney Aaron Mouritsen, Project Manager Alex Lopez Martinez, Deputy City Clerk Sandy Harris, Admin specialist II Rachael Goetz. **Absent:** Commissioner Barry Williams Sr.

**1.3. Public Forum**

None

**1.4. (For Possible Action) Approval of Agenda**

**Motion:** I MOVE TO APPROVE THE AGENDA. **Action:** Approve, **Moved by:** Commissioner Cody Wagner, **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.

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

**Motion:** I MOVE TO APPROVE THE MINUTES FROM THE PRIOR MEETING OF THE PLANNING COMMISSION. **Action:** Approve, **Moved by:** Commissioner Robert Flores, **Seconded by:** Commissioner Jake VanderHeiden. **Vote:** Passed, **Summary:** Yes 7 **Yes:** Vice Chairwoman McCullar, Commissioner Lewis, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Chairwoman Garvin, Alternate Commissioner Holt

**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.**

Michelle Rambo, Planning Director, stated Commissioner's McCullar, VanderHeiden and Flores have submitted their nominees to her. It was decided that 7 or 8 committee nominees were needed. The commission was worried about getting members to commit due to the lack of specifics such as schedules.

Fred Turnier, a consultant, for the City of Fernley and for the steering committee. Clarified the meetings would typically take place after normal business hours. He prefers attendees to come in person, but they will have the option to zoom if needed. He stated that right now, the Steering

Committee is looking at four meetings over the next 12 months. He stated committee involvement is going to be about 10 hours.

### 3. PUBLIC HEARINGS

#### **3.1. (For Possible Action) Discussion and possible action of a Type 1 Vacation request, T1V25001, by M4 Victory Development, LLC to abandon a portion of the public roadway known as "Duffy Road", located east of Nevada Pacific Parkway and south of Interstate 80 within the Mark IV Victory Logistics District.**

Alex Lopez-Martinez, Project Manager presented. He stated it is roughly 0.53 miles, and that section of Duffy Road was relinquished by the Nevada Department of Transportation and was approved by City Council with a cooperative transfer agreement, and that agreement was recorded on July 29, 2024. As part of the abandonment of Duffy Road, a new road, Innovation Drive, will be constructed. This road will supplement public access and connectivity to the community that uses that portion of Duffy Road daily. Mark IV Capital will assume all Duffy Road maintenance and liability responsibilities. This easement and agreement will be in effect until the new road has been constructed and has been accepted by the City of Fernley for dedication.

Doug Thornley of Holland and Hart, on behalf of Mark IV Capital, confirmed the document itself does provide that Duffy Road will not be raised without access first being provided and that this project affects the roads and will not have any impact or changes to the underpass.

The commissioners asked for clarification if the neighbors had been contacted, and it was stated that the notice was provided via the Reno Gazette Journal, and it was individually mailed out to each of the property owners.

Scott Barnes, Vice President for Mark IV Capital, explained it is in the plans to complete construction of Innovation Drive before there is any demolition of Duffy Road. Mark IV Capital has been working with the City and NDOT for 3 years and must provide access underneath Interstate 80 because of the volume of semi-trucks. Once they finish this abandonment, they will be able to file and record Final Map C which defines the parcels. They have been instructed by NDOT to not touch anything within their right-of-way and that's that small pass-through that goes underneath the freeway. As they are constructing and paving Innovation Drive, they will have to do some traffic control that will allow traffic to go through until they finish the construction. The result is to have Duffy Road abandoned and fully demolished, and new traffic will go along a fully paved road.

John Duffy stated his family is the namesake of the road under discussion. He was grateful for the information gained from tonight's presentation. He states his family still owns property on Duffy Road, and they are concerned about access but feels tonight's presentation answered most of his questions. Mr. Duffy requested the portion of Duffy Road that will become Innovation Drive to keep the name of Duffy Road in honor of his parents. He also stated the part of the road they are abandoning is the Central Pacific Railroad. That was the Transcontinental Railroad that went through there in 1868. He would appreciate it if the commission looked at the history for the area both the railroad and the Road.

Public Comment was opened.

Alisa Rhino, on Zoom, asked if there are plans to make the road larger for additional traffic.

Becki Howlett inquired how do you distinguish the two roads if you have an emergency.

The commission questioned whether Mark IV would be able to keep that portion of the road as Duffy Road. Mark IV would need to work with Lyon County and the NDOT, but they will do what is necessary to keep the name.

**Motion:** I MOVE TO RECOMMEND APPROVAL OF T1V25001, A TYPE 1 VACATION TO VACATE APPROXIMATELY 0.53 MILES OF THE PUBLIC ROADWAY KNOWN AS DUFFY ROAD. **Action:** Approve, **Moved by:** Commissioner Cody Wagner, **Seconded by:** Commissioner Jake VanderHeiden. **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**

Commissioner Wagner stated that prior to coming to the meeting he had some questions from a resident regarding The Sunrise Trails development, that is in disarray. Commissioner Wager requested a future update regarding this development.

Michele Rambo, Planning Director, stated that once construction began, the developer received a certificate of occupancy for the first 20 units. The developer came across a problem with another agency so while they are working this out with the other agency, they cannot continue construction. As for the weeds and construction defects, the information will be passed to code enforcement for a follow-up.

#### **5. PLANNING DIRECTOR ITEMS**

##### **5.1. Update on City Council actions from April 1, 2026.**

Michele Rambo, Planning Director, stated there were first readings for the zoning map amendment, and the master plan amendment for the Mark IV parcel. The Council adopted AB241 allowing multifamily and commercial properties.

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

Michele Rambo Planning Director said Kimley Horn would like to set up another round of meetings for the South Area Plan to look at the new version.

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

Commissioner Lewis requested a traffic report for Farm District Road to be presented at the next meeting.

Michele Rambo stated that the city is working on a corridor study for Farm District Road and the Traffic Demand Model has been completed, it will be presented to the Planning commission in May or June.

Commissioner Flores would like a separate more accurate and more refined census to get a better idea of the needs of the city.

Michele Rambo said she would start looking into how to get this done.

**7. PUBLIC FORUM**

Scott Barnes with Mark IV Capital invited the public to an open house on May 9<sup>th</sup> 10 - 2.


John Duffy wanted to formally request that an investigation be made into keeping Duffy Road continuous.


**8. ADJOURNMENT**

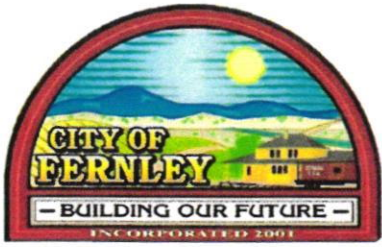
There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 5:51 pm.

Approved by the Fernley Planning Commission on May 13, 2026, by a vote of:

AYES 6      NAYS: 0      ABSTENTIONS: 1      ABSENT: 0

  
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Tessa Garvin, Chair

  
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ATTEST: Deputy City Clerk



Official Public Meeting Sign-in  
Sheet for the Record **FPC**

Name: Please print clearly	Organization & Contact Info
<b>SCOTT BARNES</b>	<b>MARK N.</b>
John Doffy	Citizen
Becky Howlett	