



N E V A D A

AGENDA  
Regular Meeting  
Planning Commission

Wednesday, June 10, 2026 • 5:00 PM

Members

Jenni McCullar - Chairwoman  
Angela Lewis - Vice Chair  
Barry Williams Sr. - Commissioner  
Cody Wagner - Commissioner  
Jacob VanderHeiden - Commissioner  
Robert Flores - Commissioner  
Tessa Garvin - Commissioner  
Julianne Holt - Alternate

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Fernley City Council Chambers, 595 Silver Lace Boulevard, Fernley, NV 89408

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**Zoom information:**

Please click the following link to join the webinar: <https://us02web.zoom.us/j/82966343247>, or one tap\_mobile: 12532158782, Dial: 669 900 9128, Webinar ID: 829 6634 3247

**Public Notice:** This agenda has been physically posted in compliance with 241.020 at Fernley City Hall, 595 Silver Lace Blvd. In addition, this agenda has been electronically posted in compliance with NRS 241.020(3) at [www.cityoffernley.org](http://www.cityoffernley.org) and NRS 232.2175 at <https://notice.nv.gov/> To obtain further documentation regarding posting, please contact the City Clerk's Office at (775) 784-9830 or [cityclerk@cityoffernley.org](mailto:cityclerk@cityoffernley.org)

**Public Comment:** Those wishing to address the Planning Commission may submit public comment through the [online public comment form](#), or by sending an email to [cityclerk@cityoffernley.org](mailto:cityclerk@cityoffernley.org). Comments received prior to 4:00 pm the day of the meeting will be provided to the Planning Commission and added to the record but will not be read during the live meeting. Public comments received after 4 pm the day of the meeting will be included in the record but may not reach commission members before action is taken. Public comment, whether on action items or public comment, is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. The public may comment on any matter that is not specifically included on an agenda as an action item or comment on a specific agenda item. Items not included on the agenda cannot be acted upon other than to place them on a future agenda. Additionally, if you wish you can comment in person at the meeting or use the Raise your Hand feature in Zoom (\*9 if you are participating via phone).

**Accommodations:** The Planning Commission and staff will make reasonable efforts to assist and accommodate individuals with disabilities desiring to attend the meeting. Please contact the City Clerk's Office at (775) 784-9830 in advance so that arrangements can be made.

**Supporting Material:** Staff reports and supporting material for the meeting are available at the City Clerk's Office, and on the City's website at [www.cityoffernley.org](http://www.cityoffernley.org) Pursuant to NRS 241.020(6), supporting material is made available to the general public at the same time it is provided to the City Council.

**Order of Business:** The presiding officer shall determine the order of the agenda. The Fernley Planning Commission may combine two or more agenda items for consideration; remove an item from the agenda; or delay discussion relating to an item on the agenda at any time. All items are action items unless otherwise noted. Items scheduled to be heard at a specific time will be heard no earlier than the stated time but may be heard later.

## **1. INTRODUCTORY ITEMS**

- 1.1. Pledge of Allegiance**
- 1.2. Roll Call**
- 1.3. Public Forum**
- 1.4. (For Possible Action) Approval of Agenda**
- 1.5. (Possible Action) Approval of Minutes**

## **2. GENERAL BUSINESS**

- 2.1. Presentation from the Northern Nevada Chapter of the American Planning Association discussing such things as the Planning Commission's role and responsibilities, the importance of making legal findings, the part that staff plays in the process, and other related topics.**
- 2.2. Presentation by Matrix Design Group to introduce the Comprehensive Master Plan 2050 update and provide an overview of the process, estimated timeline, and anticipated community outreach.**

## **3. PUBLIC HEARINGS**

**A. DISCUSSION WITH PLANNING COMMISSION & STAFF B. PUBLIC INPUT C. ADDITIONAL DISCUSSION WITH PLANNING COMMISSION & STAFF D. COUNCIL ACTION OR DIRECTION TO STAFF**

- 3.1. (For possible action) Discussion and possible action on a Conditional Use Permit (CUP26001) submitted by Wood Rodgers on behalf of Maverik to construct a 34-pump gas station with a ± 5,982 square foot convenience store located within the Victory Logistic District Planned Development on a 4.54-acre site generally located south of Interstate 80, west of Nevada Pacific Pkwy, and north of Duffy Rd (currently APN: 021-211-04) which is zoned Planned Development (PD).**
- 3.2. (For Possible Action) Discussion and possible action regarding CUP25004, a Conditional Use Permit requested by 890 Fremont Street, LP to allow for a multi-family residential development consisting of 293 units in the MDR14 (Medium Density Residential, maximum 14 du/ac) zoning district on a site approximately 26.47 acres in size generally located north of Fremont Street, south of U.S. Interstate 80, west of Wildwood Drive, and east of Vine Street, Fernley, NV. (APNs: 021-092-05, 021-092-23, 021-092-26, 021-092-27, 021-092-55, 021-092-58, 021-092-59, 021-092-60)**
- 3.3. (For Possible Action) Discussion and possible action on Bill #388, associated with DA22002AMD1, an amendment to a Development Agreement associated with Sherwood Village requested by 890 Fremont Street, LP to reflect changes in the project form and layout of the proposed development. The subject site consists of approximately 26.47 acres, is designated Mixed Residential in the Master Plan and zoned MDR14 (Medium Density Residential, maximum 14 du/ac), and is generally located north of Fremont Street, south of U.S. Interstate 80, west of Wildwood Drive, and east of Vine Street, Fernley, Nevada (APNs: 021-092-05, 021-092-23, 021-092-26, 021-092-27, 021-092-55, 021-092-58, 021-092-59, 021-092-60).**
- 3.4. (For Possible Action) Discussion and possible action regarding TSM26001, a Tentative Subdivision Map requested by Fred Altmann to allow for 253 townhomes on an approximately 16.88 acre lot zoned MF30 and located north of Westerlund Lane, east of Silverlace Boulevard, west of 6th Street, and south of US 50 Alternate. APN 021-103-61.**

## **4. CHAIR AND COMMISSION ITEMS**

(SUMMARY OR ACTIVITY REPORTS ON PLANNING ISSUES, ACTIVITIES OR ORGANIZATIONS IN WHICH INDIVIDUAL MEMBERS MAY BE INVOLVED. THIS ITEM IS TO PROVIDE GENERAL INFORMATION TO THE COMMISSION AND PUBLIC. NO DISCUSSION SHALL TAKE PLACE AND NO ACTION WILL BE TAKEN.)

**5. PLANNING DIRECTOR ITEMS**

(ACTIVITY SUMMARY OR UPDATES ON PROJECTS THAT HAVE BEEN PREVIOUSLY REVIEWED BY THE PLANNING COMMISSION. THIS ITEM IS TO PROVIDE GENERAL INFORMATION TO THE COMMISSION AND PUBLIC. NO DISCUSSION SHALL TAKE PLACE AND NO ACTION WILL BE TAKEN.)

**5.1. Update on City Council actions from May 20, 2026 and June 3, 2026.**

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

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

**7. PUBLIC FORUM**

**8. ADJOURNMENT**

**Next Meeting: July 8th @ 5pm**