

**MINUTES OF THE
FERNLEY PLANNING COMMISSION MEETING
JUNE 10, 2026**

1. INTRODUCTORY ITEMS

Chairwoman 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, Commissioner Cody Wagner, Commissioner Angela Lewis, Commissioner Barry Williams, Commissioner Robert Flores, Commissioner Julianne White, Mayor Neal E. McIntyer, City Attorney Aaron Mouritsen, Deputy City Clerk Sandy Harris, Admin Specialist II Rachael Goetz, Planning Director Michele Rambo, Senior Planner Treston Rodriguez, Associate Planner Lisa Warner

Absent: Vice Chairwoman Jenni McCullar, Commissioner Jacob VanderHeiden.

1.3. Public Forum

Jeff Mass had questions about the Buffering Code and concerns about a manhole behind his house.

1.4. (For Possible Action) Approval of Agenda

Motion: I MOVE TO APPROVE TONIGHT'S AGENDA. **Action:** Approve **Moved by:** Commissioner Robert Flores, **Seconded by:** Commissioner Barry Williams. **Vote:** Passed, **Summary:** Yes 6 **Yes:** Commissioner Lewis, Commissioner Wagner, Commissioner Flores, Chairwoman Garvin, Alternate Commissioner Holt, Commissioner Williams

1.5. (Possible Action) Approval of Minutes

Motion: I MOVE TO TABLE THIS ITEM AS THERE ARE NO MINUTES TO APPROVE. **Action:** Table, **Moved by:** Alternate Commissioner Julianne White, **Seconded by:** Commissioner Robert Flores. **Vote:** Passed, **Summary:** Yes 6 **Yes:** Commissioner Lewis, Commissioner Wagner, Commissioner Flores, Chairwoman Garvin, Alternate Commissioner Holt, Commissioner Williams.

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.

Planning Director Rambo introduced the Nevada Chapter of the American Planning Association. AnneRay Lane, Vice President, and Scott Carey, President, spoke about the planning commission's role and responsibilities, the importance of making legal findings and the part staff plays in the process.

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.

Fred Turnier, consultant with Matrix Design presented the 2050 Master Plan. This is a long-term plan that, after 5 or 10 years, will likely be updated again based on how things change. They are proposing 3 community meetings; the summer of 2026, the fall of 2026 and the start of 2027.

3. PUBLIC HEARINGS

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).

Associate Planner Warner explained there is a proposed 34-pump gas station and 5,982 square convenience store will be part of the Maverick Fueling Stations chain. A conditional use permit is needed to establish the new use and allow for new construction. The proximity to I-80 makes the location ideal for this proposed use. There are no known natural resources that will be impaired for this subject parcel in this project. The project as design has addressed all necessary standards identified in the approved Victory Logistics Plan Development Handbook.

Derek Kirkland with Wood Rogers representing Maverik. The landowner is Victory Logistics. He stated everything has been designed to handle trucks and RVs with extra wide drive aisles. There is a 10% landscape requirement, but the site plan has about 20%. There are 24 parking spaces required, and they are planning 32 with about 20 vehicle fueling positions. There was an overall traffic study that was done for the Victory Logistics PD and working with them, they determined that this site plus the Maverik Project do not trigger any off-site improvements.

There was no public comment.

Motion: I MOVE TO APPROVE THE CONDITIONAL USE PERMIT ASSOCIATED WITH CUP26001, SUBJECT TO THE MODIFIED CONDITIONS THAT ARE PRESENTED BY STAFF AND TO ADOPT FINDINGS 1 THROUGH 3 AND 5 THROUGH 6 FOR THE CONDITIONAL USE PERMIT AND THE FACTS SUPPORTING THESE FINDINGS SET FORTH IN THE STAFF REPORT. **Action:** Approve, **Moved by:** Commissioner Williams, **Seconded by:** Alternate Commissioner Holt. **Vote:** Passed, **Summary:** Yes 6, Yes: Commissioner Lewis, Commissioner Wagner, Commissioner Flores, Chairwoman Garvin, Alternate Commissioner Holt, Commissioner Williams.

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)

Treston Rodriguez, Senior Planner, presented explaining the site will have internal private streets, parking areas, recreational amenities, landscaping, and stormwater retention facilities. Primary access is proposed from Fremont Street through a gated entrance, and an emergency access connection is proposed to Vine Street. The project also includes pedestrian connections throughout the sites, common open space areas, perimeter landscaping, and supporting infrastructure necessary to serve the development.

Garrett Gordon, a land use and zoning Attorney stated this had been previously approved for a 316 three-story apartment project. Tonight, the request is to lower the units to 293 and to go from 3-story apartments to 2-story town homes. The unit mix is between 944 to 1,500 square feet they are 2-4 bedrooms and are targeted for workforce housing. Amenities include clubhouse, community room, fitness center, playground, barbecue, and outdoor recreation areas dog park, and dedicated parking throughout the community.

Dave Snellgrove of Bowman Consulting stated there was a traffic impact analysis required that was

submitted as part of the application. Commissioner Lewis wanted on record her concern for the traffic this would create.

Gregory Barrett a resident on Fremont Street, stated he is in favor of the project but wants to know what improvements will be made on Fremont Street.

Scott Herman, a long-term resident on Fremont Street, had concerns regarding the traffic this will create.

Gene Lewis, a resident, stated workforce housing will bring more cars than the project managers expect.

Michael Osterman, a resident of the area, states he is completely against the project. He wants more family homes and fewer rentals in Fernley.

Motion: I MOVE TO APPROVE CUP25004 SUBJECT TO THE CONDITIONS OF APPROVAL INCLUDED IN THE STAFF REPORT AND ADD THE FOLLOWING CONDITIONS OF APPROVAL: PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS WITHIN THE SUBJECT DEVELOPMENT THE APPLICANT SHALL COMPLETE A RECORD OF REVISION TO ACREAGE FOR ALL AFFECTED PARCELS SUBJECT TO REVIEW AND APPROVAL BY THE CITY EVIDENCE OF REDECORATION SHALL BE PROVIDED TO THE PLANNING DEPARTMENT PRIOR TO THE BUILDING PERMIT ISSUANCE. **Action:** Approve, **Moved by:** Commissioner Robert Flores, **Seconded by:** Commissioner Barry Williams. **Vote:** Passed, **Summary:** Yes 6, **Yes:** Commissioner Lewis, Commissioner Wagner, Commissioner Flores, Chairwoman Garvin, Alternate Commissioner Holt, Commissioner Williams.

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).

Treston Rodriguez, Senior Planner stated this amendment replaces the original development agreement in its entirety. The agreement establishes requirements related to Fremont Street frontage improvements, including roadway, utilities, sidewalk, and storm drainage improvements necessary to serve the project. The agreement also establishes procedures associated with acquisition of right-of-way necessary to complete those improvements. In addition, the agreement provides a framework for development of the secondary emergency access connection to Vine Street. Finally, the agreement establishes responsibilities for public infrastructure obligations and associated costs, while also providing the administrative framework necessary to implement the revised development proposal.

Garrett Gordon, Lincoln Avenue Communities stated this is a tandem item from the previous use permit. The development agreement was approved with the last project, so this development agreement is an amendment. It's Fremont Street Improvements, right-of-way, secondary access.

Motion: I MOVE TO APPROVE BILL NUMBER 388 AND DA22002AMD1 AN AMENDMENT TO DEVELOPMENT AGREEMENT DA22002 ASSOCIATED WITH THE SHERWOOD VILLAGE PROJECT AS PRESENTED BY STAFF.

Action: Approve, **Moved by:** Alternate Commissioner Julianne White, **Seconded by:** Commissioner Angela Lewis. **Vote:** Passed, **Summary:** Yes 6, **Yes:** Commissioner Lewis, Commissioner Wagner, Commissioner Flores, Chairwoman Garvin, Alternate Commissioner Holt, Commissioner Williams.

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.

Treston Rodriguez, Senior Planner, explained the applicant has requested this item be continued.

Motion: I MOVE TO CONTINUE TSM26001 TO A FUTURE PLANNING COMMISSION MEETING DATE PENDING COMPLETION OF OUTSTANDING PROJECT RELATED ITEMS AND APPLICATION MATERIALS. **Action:** Table, **Moved by:** Alternate Commissioner Julianne White. **Second,** Commissioner Robert Flores. **Vote:** Passed, **Summary:** Yes 6 **Yes:** Commissioner Lewis, Commissioner Wagner, Commissioner Flores, Chairwoman Garvin, Alternate Commissioner Holt, Commissioner Williams.

4. CHAIR AND COMMISSION ITEMS

Commissioner White requested a list of the members of the steering committee and a report on the shortfall in rentals and sales of homes in Fernley. Commissioner Gavin requested an estimate of the wait list time. Commissioner Lewis requested an update on incoming developers.

5. PLANNING DIRECTOR ITEMS

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

Michele Rambo, Planning Director, gave an update on the first reading of the Friendly 5 modification. She's also working on a draft of data center regulation.

5.2. General Planning Department updates and announcements.

6. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

None at this time.

7. PUBLIC FORUM

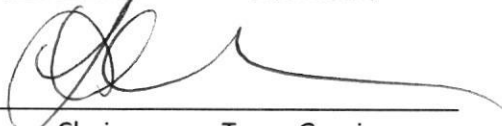
None at this time.

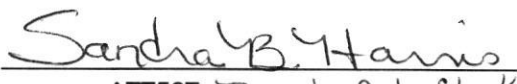
8. ADJOURNMENT

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 8:07 PM.

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

AYES 5 NAYS: 0 ABSTENTIONS: 1 ABSENT: 2


Chairwoman Tessa Garvin


ATTEST: Deputy City Clerk