



**CHURCHILL COUNTY
PLANNING COMMISSION
CHURCHILL COUNTY, NEVADA**

155 N. Taylor Street, Suite 194

Fallon, Nevada 89406

(775) 423-7627

Fax: (775) 428-0259

E-mail: planning@churchillcounty.org

******NOTICE OF PUBLIC MEETING******

AGENDA

PLEASE POST

PLACE OF MEETING: Churchill County Administrative Building, Commission Chambers,
155 North Taylor Street, Fallon, Nevada

DATE & TIME: June 12, 2024 at 7:00 PM

TYPE OF MEETING: Regularly Scheduled Planning Commission Meeting

Live Webcasting:

<https://www.youtube.com/@churchillcounty/streams>

If you wish to make public comment, you may make them in person at the meeting or via e-mail, no later than 4:30 PM the day before the meeting, to: planning-admin@churchillcounty.org and planning-bl@churchillcounty.org.

Notes:

- I. These meetings are subject to the provisions of Nevada Open Meeting Law (NRS Chapter 241). Except as otherwise provided for by law, these meetings are open and public.***
- II. Action will be taken on all Agenda items, unless otherwise noted.***
- III. The Agenda is a tentative schedule. The Planning Commission may act upon Agenda items in a different order than is stated in this notice – so as to affect the people's business in the most efficient manner possible.***
- IV. In the interest of time, the Planning Commission reserves the right to impose uniform time limits upon matters devoted to public comment.***
- V. Any statement made by a member of the Planning Commission during the public meeting is absolutely privileged.***
- VI. All persons participating in the meetings are put on notice that an audio and video recording is made of these meetings.***

AGENDA:

- 1. Call to Order.**
- 2. Pledge of Allegiance.**
- 3. Public Comment.**
- 4. Verification of the Posting of the Agenda.**

5. **Consideration and possible action re: Approval of Agenda as submitted or revised.**
6. **Verification of notification of all landowners in accordance with NRS and the Churchill County Consolidated Development Code.**
7. **Consideration and possible action re: Approval of Minutes of the meeting held on:**
 - A. April 30, 2024 Workshop
 - B. May 8, 2024 Public Hearing
8. **Old Business.**
 - A. Consideration and possible action re: Renewal of a temporary use permit for temporary quarters during home construction previously granted to Steven & Renzie Claire Easter. The property is located at 4143 Solias Road, Assessor's Parcel Number 006-472-37, in the A-5 zoning district. The applicant states that he is almost finished with the home and is awaiting a replacement window in order to pass the manufactured housing inspection.
9. **New Business:**
 - A. Consideration and possible action re: A sending site application filed by Denver Nygren for property located at 6725 Stillwater Road, Assessor's Parcel Number 009-091-05, consisting of +/- 80.0 acres with 65.95 irrigated acres of water righted property. The applicant proposes to place a conservation easement on the property.
 - B. Consideration and possible action re: A temporary use permit application for temporary quarters for general purposes filed by George & Anne Taylor. The property is located at 4909 Solias Road, Assessor's Parcel Number 006-435-35, consisting of 5.01 acres in the A-5 zoning district. The applicants propose to have their son reside in an RV on the property.
 - C. Consideration and possible action re: A temporary use permit application for temporary quarters for home construction filed by Henry Schenkel. The property is located at 10073 Carson Highway, Assessor's Parcel Number 007-231-03, consisting of 22.25 acres in the A-10 zoning district. The applicant proposes to reside in an RV on the property while constructing a permanent dwelling.
 - D. Consideration and possible action re: A special use permit application for an emergency services facility filed by Reno Highway Properties, LLC on behalf of Banner Churchill Community Hospital. The property is located at 4490 Reno Highway, Assessor's Parcel Number 008-461-15, consisting of 3.41 acres in the C-1 zoning district. The applicant proposes to use the property for an ambulance garage and EMS Service.
 - E. Consideration and possible action re: An application for a variance from the height and size of an advertising sign filed by Arthur Johnson of Monarch Construction LLC. The property is located at 4510 Reno Highway, Assessor's Parcel Number 008-472-48, consisting of 1.44 acres in the C-2 zoning district. The applicant proposes to construct a new 144 square foot sign for off-site advertising that is 25' tall.
 - F. Consideration and possible action re: A special use permit application for a kennel and dog training facility filed by Lori Haigler of Wild West Duck Dogs. The property is located at 6755 Stuart Road, Assessor's Parcel Number 009-131-06, consisting of 110 acres in the A-10 zoning district. The applicant proposes to

construct a metal kennel building to house the dogs and will train them on the property.

- G. Consideration and possible action re: A special use permit application for a multi-tenant business complex filed by Rigoberto Uribe and Maria Herrera, of Desert Properties R.U.S. The property is located at 5070 Reno Highway, Assessor's Parcel Number 008-531-90, consisting of 2.1 acres in the C-2 zoning district. The applicant proposes to convert the existing building into a multi-tenant complex. *This application was postponed from the April 10 and May 8, 2024 meetings.*
- H. Consideration and possible action re: A special use permit application for personal training classes filed by Dan Muller of Gracie Jiu-Jitsu Fallon. The property is located at 5070 Reno Highway, Assessor's Parcel Number 008-531-90, consisting of 2.1 acres in the C-2 zoning district. The applicant proposes a martial arts training facility in part of the building. *This application was postponed from the April 10 and May 8, 2024 meetings.*
- I. Consideration and possible action re: A special use permit application for an outdoor club and game hunting facility filed by Chip Bunker of Lahontan Valley Bird Dog Club. The property is located on Fitz Lane, Assessor's Parcel Number 009-231-15, consisting of 201.79 acres in the A-10 zoning district. The applicant proposes a bird dog training and hunting facility with occasional events.
- J. A major special use permit application for Phase I of the Sierra Solar renewable energy facility, accompanied by requests for multiple communication towers, filed by Kristine Apikian of NV Energy. The properties are located on Sagehen Creek Road, north of the Interstate 80 Nightingale Exit, Assessor's Parcel Numbers 004-331-01, 004-331-11, 004-351-02, 004-351-03, 004-351-04, 004-351-05, 004-351-07, 004-351-08, 004-351-09, 004-351-10, 004-351-11, 004-351-14, 004-351-15, 004-351-16, 004-351-21, 004-351-22, and 004-351-36, in the RR-20 zoning district. The applicant proposes to construct and operate a major renewable power generation facility that includes communication towers dedicated to facility use.
- K. Consideration and possible action re: Variance applications filed by Kristine Apikian of NV Energy related to the Sierra Solar renewable energy facility - phase 1. The properties are located on Sagehen Creek Road, north of the Interstate 80 Nightingale Exit, Assessor's Parcel Numbers 004- 331-01, 004-331-11, 004-351-02, 004-351-03, 004-351-04, 004-351-05, 004-351-07, 004-351-08, 004-351-09, 004-351-10, 004-351-11, 004-351-14, 004-351-15, 004-351-16, 004-351-21, 004-351-22, and 004-351-36, in the RR-20 zoning district. The applications request to reduce County Code requirements as follows:
 - 1) Reduce front setbacks from public roads from 60 feet to 30 feet.
 - 2) Waive the landscaping requirements.
 - 3) Waive the stream protection requirements.
 - 4) Waive the Renewable Energy Facility color requirements.

10. **Consent Agenda:** All matters listed under the Consent Agenda are considered routine and may be acted upon by the Planning Commission with one action and without an extensive hearing. Any member of the board or any citizen may request that an item be taken from the Consent Agenda, discussed, and acted upon separately during this meeting.

- A. Consideration and possible action re: Termination of a temporary use permit

previously granted to Shawn & Casey Reich for temporary quarters during home construction at 4886 Oran Road, Assessor's Parcel Number 006-292-74, on August 9, 2023. The applicants decided not to enact the permit; therefore, it should be terminated.

- B. Consideration and possible action re: Termination of a special use permit for three (3) Utility/Wireless Tower sites previously granted to Michael J. Clark for property located at 5787 Mission Road, Assessor's Parcel Number 007- 551-44, on April 14, 2021. The permit was not enacted; therefore, it should be terminated.
- C. Consideration and possible action re: Termination of a special use permit for a home based HVAC and plumbing contractor business previously granted to Dustin Galdarisi. The property is located at 4375 Sheckler Road, Assessor's Parcel Number 006-231-71. The applicant has moved the business to a commercial location and no longer needs the permit; therefore, it should be terminated.
- D. Consideration and possible action re: Termination of a temporary use permit previously granted to John Warkentin for temporary quarters for hardship/caretaker at 5340 Cox Road, Assessor's Parcel Number 008-121-70, on October 13, 2021. The applicant responded that the permit is no longer needed; therefore, it should be terminated.

11. Public Comment.

12. Adjournment.

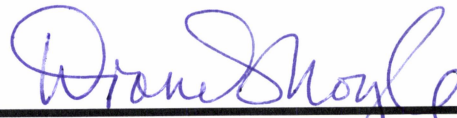
13. Appendix.

Supporting Documentation

STATE OF NEVADA)
 : ss.
County of Churchill)

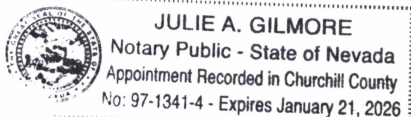
I, Diane Moyle, Administrative Assistant, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the 6th day of June 2024, between the hours of 8:30 a.m. and 5:00 p.m., at the following locations in Churchill County, Nevada:

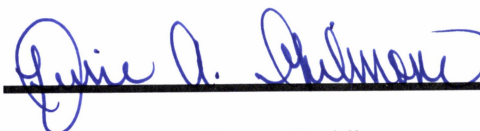
- 1. County Administration Building, 155 N. Taylor St., Fallon, NV;
- 2. The Churchill County Website @ www.churchillcountynv.gov;
- 3. The State of Nevada Website @ <https://notice.nv.gov/>.



Diane Moyle, Administrative Assistant

Diane Moyle, Administrative Assistant, who was subscribed and sworn to before me this 6th day of June 2024.





Notary Public

Endnotes:

Disclosures:

**Churchill County is an equal opportunity provider and employer.*

Accommodations/Nondiscrimination:

**In accordance with federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its agencies, offices, employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs).*

Remedies or complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g. Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible agency [(775)423-4092] or USDA's TARGET Center at (202)720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800)877-8339. Additionally, program information may be available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at: http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the Complaint Form, call (866)632-9992. Submit your completed form or letter to USDA by:

1. Mail: U.S. Department of Agriculture
Office of the Assistant Secretary for Civil Rights
1400 Independence Avenue, SW
Washington, D.C. 20250-9410;
2. Fax: (202)690-7442; or
3. Email: program.intake@usda.gov.

Procedures:

**The public meetings may be conducted according to rules of parliamentary procedure.*

**Persons providing public comment will be asked to state their name for the record.*

**The Churchill County Planning Commission reserves the right to restrict participation by persons in the public meeting where the conduct of such persons is willfully disruptive to the people's business.*

**All supporting materials for this Agenda, previous Agendas, or Minutes are available by requesting a copy from the Public Works, Planning and Zoning office, 775-423-7627. During the meeting, there will be one copy available for public inspection. Additional copies are available by making the request from the Public Works, Planning and Zoning office. You are entitled to one copy of the supporting materials free of charge.*