



**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: July 10, 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. June 12, 2024 Public Hearing
8. **Old Business.**
 - A. Consideration and possible action re: Review of a special use permit previously granted to Card Trucking to authorize an Off-Premises Outdoor Storage Yard. The property is located at 2555 Beasley Drive, Assessor's Parcel Number 007-171-62. One of the conditions for approval was an annual review to check compliance until the Planning Commission determines it is no longer necessary.
 - B. Consideration and possible action re: Review of a special use permit previously granted to Bench Creek Ranch Co LLC for a Crop Processing Facility. The property is located at 12417 Fitz Lane, Assessor's Parcel Number 009-071-40. One of the conditions for approval requires an annual review to confirm compliance with conditions and code requirements until the Planning Commission determines it is no longer necessary.
9. **New Business:**
 - A. Consideration and possible action re: A special use permit application for an explosion combustion testing facility filed by Josh Bush of Northern Nevada Research Company. The property is located at 7162 California Street, Assessor's Parcel Number 009-251-84, consisting of 100.0 acres in the Industrial zoning district. The applicant proposes an expansion of the existing battery testing facility. *This item was postponed from the May 8 and June 12, 2024 meetings.*
 - B. Consideration and possible action re: 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. *This item was carried over from the June 12, 2024 meeting due to an error in the posted agenda.*
 - C. 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, 004-51-11, 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.

This item was carried over from the June 12, 2024 meeting due to an error in the posted agenda.

10. Master Plan Update.

11. 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 special use permit previously granted to Industrial Minerals & Technology LLC for a mineral exploration, development and construction of a mining facility located approximately 15 north of Fernley, Assessor's Parcel Numbers 003-671-04, 003-671-09, 004-051-29, and 004-051-33, in the RR20 land use district. The mine has been closed and reclaimed, and they have requested to terminate their business license account. This permit should be terminated.

12. Public Comment.

13. Adjournment.

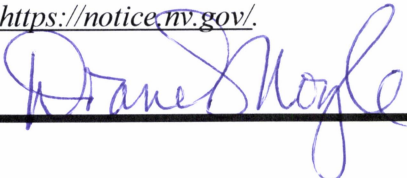
14. Appendix.

Supporting Documentation

STATE OF NEVADA)
 : ss.
County of Churchill)

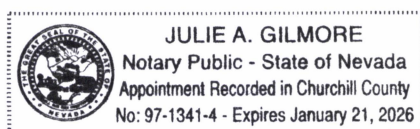
*I, Diane Moyle, Administrative Assistant, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the **3rd day of July 2024**, between the hours of **8:30 a.m. and 5:00 p.m.**, at the following locations in Churchill County, Nevada:*

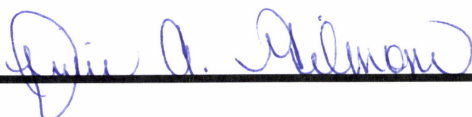
1. County Administration Building, 155 N. Taylor St., Fallon, NV;
2. The Churchill County Website @ www.churchillcountynv.gov;
3. The State of Nevada Website @ <https://notice.nv.gov/>.



Diane Moyle, Administrative Assistant

*Diane Moyle, Administrative Assistant, who was subscribed and sworn to before me this **3rd day of July 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.*