



**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: August 14, 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. July 10, 2024 Public Hearing
- 8. Old Business.**
 - A. Consideration and possible action re: Renewal of a temporary use permit for temporary quarters during home construction filed by Aaron & Katherine Murray. The property is located at 2400 Lucas Road, Assessor's Parcel Number 008-112-15, in the A-5 zoning district.
 - B. Consideration and possible action re: Renewal of a temporary use permit for temporary quarters during home construction filed by Keary Basford. The property is located at 895 Howard Place, Assessor's Parcel Number 007-851- 19, consisting of 17.0 acres in the A-5 zoning district.
- 9. New Business:**
 - A. Consideration and possible action re: An application requesting a variance for the age of a manufactured home filed by Darren Lewis, Black Rhino Holdings. The property is located at 1947 Potpourri Drive, Assessor's Parcel Number 008-221-02, consisting of 1.13 acres in the E-1 zoning district. The applicant wants to place a 2000 manufactured home on the parcel.
 - B. Consideration and possible action re: A reversion to acreage map application filed by the State of Nevada Department of Wildlife. The property is located at 4058 & 4082 Reno Highway, Assessor's Parcel Numbers 008-461-78 and 008-461-77, consisting of 1.0 acre and 1.06 acres respectively, in the C-1 zoning district. The applicant wants to combine the two parcels into a single parcel.
 - C. Consideration and possible action re: A special use permit application for Fleet Vehicle Parking/Maintenance and Long Term Parking filed by Ivan Rudkevich, Mountain Rock LLC. The property is located at 2528 Resource Drive, Assessor's Parcel Number 009-251-63, consisting of 5.0 acres in the Industrial zoning district. The applicant wants to park and maintain the business's truck fleet and to rent parking spaces for other large trucking businesses.
 - D. Consideration and possible action re: A special use permit application to add used auto sales in conjunction with an existing automotive repair and body shop previously approved for Brenda Garabito, Bulldog Auto Sales LLC. The property is located at 3921 Arnold Way, Assessor's Parcel Number 008-411-55, consisting of 1.1 acres in the C-1 zoning district.
 - E. Consideration and possible action re: An application requesting a variance from the side setback filed by Robison Engineering for Peek Brothers Construction. The property is Assessor's Parcel Number 009-251-66, with the business address being 2082 Resource Drive, consisting of 3.75 acres in the Industrial zoning district. The applicant intends to expand an existing building, which will not meet the side setback requirement.
 - F. Consideration and possible action re: A special use permit application for expanding the existing use of Construction Contractor with heavy equipment and outside storage filed by Robison Engineering for Peek Brothers Construction. The property is Assessor's Parcel Number 009-251-66, with the business address being 2082 Resource Drive, consisting of 3.75 acres in the Industrial zoning district. The applicant proposes to

expand a building for the business.

10. Code Changes.

- A. Consideration and possible action re: Bill 2024-D Ordinance 32, an Ordinance amending Title 16 of the Churchill County Code to provide the planning director administrative authority to issue temporary use permits, and other matters related thereto.
- B. Consideration and possible action re: adoption of an amendment to the Bylaws of the Churchill County Planning Commission relating to the time and date of planning commission hearings.
- C. Consideration and possible action re: setting a regular time and date for planning commission meetings.

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 temporary use permit for hardship/caretaker previously granted to Tabatha Cavanaugh. The property is located at 14188 Carson Highway, Assessor's Parcel Number 007-071-54, in the A-10 zoning district. The applicant stated that the permit is no longer needed and should be terminated.

12. Public Comment.

13. Adjournment.

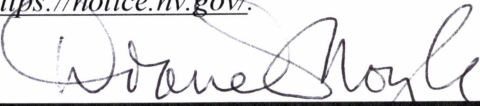
14. Appendix.

Supporting Documentation

STATE OF NEVADA)
 : ss.
County of Churchill)

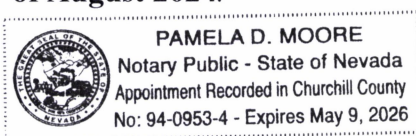
*I, Diane Moyle, Administrative Assistant, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the **8th day of August 2024**, between the hours of 8:30 a.m. and 5:00 p.m., at the following locations in Churchill County, Nevada:*

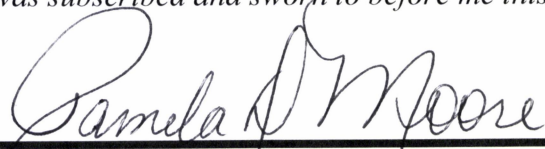
- 1. County Administration Building, 155 N. Taylor St., Fallon, NV;
- 2. The Churchill County Website @ www.churchillcountynv.gov;
- 3. The State of Nevada Website @ <https://notice.nv.gov/>.



Diane Moyle, Administrative Assistant

Diane Moyle, Administrative Assistant, who was subscribed and sworn to before me this 8th day of August 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, audiotope, 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.*