



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

155 N. Taylor Street, Suite 194

Fallon, Nevada 89406

(775) 423-7627

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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: September 11, 2024 at 6:00 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: Postponement of the Approval of Minutes of the meeting held on:

A. August 14, 2024 Public Hearing

8. Old Business.

A. Consideration and possible action re: Review of a special use permit previously granted to Paul & Tiffany Picotte for (A) Alcoholic Beverage Processing, (B) Eating/Drinking Establishment with Alcohol Sales/Nighttime Hours, and (C) Multi-Tenant Retail Facility at 2030 Reno Highway, Assessor's Parcel Number 008-361-56.

B. Consideration and possible action re: Review of a special use permit previously granted to Castelion for an Explosion/Combustion Testing facility northeast of Hazen, Assessor's Parcel Number 09-291-09.

C. Consideration and possible action re: A temporary use permit renewal application for temporary quarters during home construction filed by Kenny & Lori Rhodes. The property is located at 2007 Soda Lake Road, Assessor's Parcel Number 008-121-81, in the E-1 zoning district. This permit originated on 9/13/23, and the applicant states they have installed electricity and a well.

D. Consideration and possible action re: Review of a special use permit previously granted to Antonio Moran for a fabrication business at 8920 Ara Lane, Assessor's Parcel Number 007-151-85. A condition of the permit is an annual review until the Planning Commission determines that it is no longer necessary to ensure that the conditions of the permit have been met.

E. Consideration and possible action re: A temporary use permit renewal application for temporary quarters during home construction filed by Robert Hunter. The property is located at 4432 Benson Lane, Assessor's Parcel Number 006-631-27, in the A-5 zoning district. This permit originated on 9/11/2019, and the applicant states that the house is almost completed.

9. New Business:

A. Consideration and possible action re: A special use permit application for a dog boarding kennel filed by Brandon Brimm. The property is located at 14066 Carson Highway, Assessor's Parcel Number 007-071-47, consisting of 13.3 acres in the A-10 zoning district.

B. Consideration and possible action re: An application for a variance to waive the landscaping requirement in CCC 16.16.020(4)6 for a parking lot tree filed by Josh Bush of Northern Nevada Research Company. The property is located at 7162 California Street in Hazen, Assessor's Parcel Number 009-251-84, consisting of 100.0 acres in the Industrial zoning district.

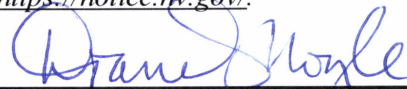
C. Consideration and possible action re: A temporary use permit application for temporary quarters during home construction filed by Mindy Block, Chris Ebsen, and Sharron Wolcott. The property is located at 15181 Hoover Drive, Assessor's Parcel Number 006-122-67, consisting of 20.7 acres in the RR-20 zoning district. The applicant proposes to reside in two (2) RV's while constructing the primary residence.

- D. Consideration and possible action re: A temporary use permit application for temporary quarters for hardship/caretaker filed by Larry & Tammie Lester. The property is located at 1672 Soda Lake Road, Assessor's Parcel Number 008-211-76, consisting of 5.0 acres in the A-5 zoning district. The applicant proposes to reauthorize an existing temporary use permit to allow a different person to reside in the temporary mobile home on their property.
- E. Consideration and possible action re: A temporary use permit for temporary quarters during home construction filed by Eric Madrigal. The property is located at the end of Helen's Way, Assessor's Parcel Number 006-031-10, consisting of 40.0 acres in the A-10 zoning district. The applicant proposes to live in an RV on the property while constructing the primary residence.
- F. Consideration and possible action re: A special use permit for an Equestrian Boarding and Training facility filed by Tori Robinson Horsemanship LLC. The property is located at 3880 Edwards Lane, Assessor's Parcel Number 008-031-30, consisting of a total of 18.17 acres in the A-10 zoning district. The applicant proposes to use this property for boarding horses and training services.
- 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.
- 11. Public Comment.**
- 12. Adjournment.**
- 13. Appendix.**
- Supporting Documentation

STATE OF NEVADA)
 : ss.
 County of Churchill)

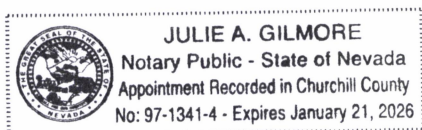
*I, Diane Moyle, Administrative Assistant, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the **5th day of September 2024**, between the hours of 8:30 a.m. and 5:00 p.m., at the following locations in Churchill County, Nevada:*

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 5th day of September 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.*