



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

270 S. Maine Street, Suite A

Fallon, Nevada 89406

(775) 423-7627

Fax: (775) 428-0259

E-mail: planning-admin@churchillcountynv.gov

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

AGENDA

PLEASE POST

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

DATE & TIME: October 9, 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@churchillcountynv.gov and planning-bl@churchillcountynv.gov.

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. August 14, 2024 Public Hearing
 - B. September 11, 2024 Public Hearing
- 8. Old Business.**
 - A. Consideration and possible action re: Review of a special use permit previously granted to Rylexa Properties for rebuilding and expansion of Sage Valley RV Park. The property is located at 4800 Reno Highway, Assessor's Parcel Number 008-472-12. Annual review to confirm compliance with conditions is required until the Planning Commission determines it is no longer necessary.
 - B. Consideration and possible action re: Renewal of a temporary use permit for temporary quarters during home construction previously granted to Latricia Dean for residing in two RVs. Origination date is 9/14/2022. The property is located at 17323 Lahontan Dam Road, Assessor's Parcel Number 006-122-23, in the RR-20 zoning district. The applicant requested a renewal of this permit as she is still in the process of obtaining the deed to the property.
- 9. New Business:**
 - A. Consideration and possible action re: A special use permit application for milk/cheese processing filed by Ted Christoph of Monarq Milk. The property is located at 4624 Cox Road, Assessor's Parcel Number 008-123-17, consisting of 40 acres in the A-10 zoning district. The applicant proposes to add an on-farm milk processing center to their current dairy milking operation.
 - B. Consideration and possible action re: An application for a variance from the additional 30' residential setback requirement filed by Tschannen Family Trust. The property is located at 4815 Schindler Road, Assessor's Parcel Number 006-171-15, consisting of 5.3 acres in the A-5 zoning district. The applicant proposes to reduce the required 60' setback to 40' for a new metal building.
 - C. Consideration and possible action re: A temporary use permit application for temporary quarters for caretaker filed by Kenneth Njirich and Jason Latham. The property is located at 1790 Heidi Road, Assessor's Parcel Number 008-175-03, consisting of 1.0 acre in the E-1 zoning district. Jason Latham and his family propose to reside in three RVs to care for Kenneth Njirich and his property.
 - D. Consideration and possible action re: An application for a variance from the minimum lot size for division of property filed by Mitzi Corkill. The property is located at 400 E Corkill Lane, Assessor's Parcel Number 006-831-35, consisting of 10.28 acres in the A-10 zoning district. The applicant proposes an approximate 1.7 acre parcel for a family member to build a residence near the family farm and a remaining approximate 8.6 acre parcel.
 - E. Consideration and possible action re: A temporary use permit application for temporary quarters for hardship/caretaker filed by Terry and Diana Edgmon. The property is located at 1770 Sheckler Cut-Off, Assessor's Parcel Number 008-631-08, consisting of 30.0 acres in the A-5 zoning district. The applicant proposes to allow their son to reside in an RV on the property to act as caretaker for his parents and the agricultural property.

- F. Consideration and possible action re: An application for a variance from the 30' road easement setback filed by Dave and Beth Akins. The property is located at 2180 Rice Road, Assessor's Parcel Number 008-292-02, consisting of 1.0 acre in the E-1 zoning district. The applicant proposes a reduction in the setback to 20'.

10. Master Plan Update and Code Changes.

- 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 special use permits previously granted to Richard Hutchings, Hutchings Cattle Company, for events held in the indoor and outdoor arena, sales of animals owned by others, horse boarding, and other activities related. The property is located at 1001 Sheckler Cut-Off. There were two special use permits granted that are being requested to be terminated.

12. Public Comment.

13. Adjournment.

14. Appendix.

Supporting Documentation

STATE OF NEVADA)
 : ss.
County of Churchill)

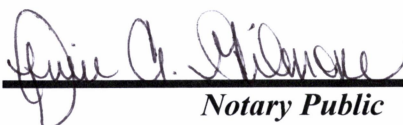
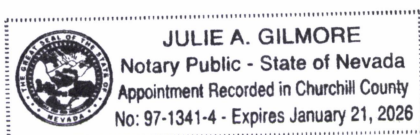
*I, Diane Moyle, Administrative Assistant, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the **3rd day of October 2024**, between the hours of 8:30 a.m. and 5:00 p.m., at the following locations in Churchill County, Nevada:*

- 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 October 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.*