

MINUTES OF THE CHURCHILL COUNTY PLANNING COMMISSION

155 N. Taylor St., Fallon, NV 89406

September 11, 2024

1. Call to Order:

The regular meeting of the Planning Commission was called to order at 6:00 p.m. on September 11, 2024 by Chair Blakey.

Present: Eric Blakey, Chair; Jeff Goings, Member; Mark Hyde, Member; and Paul Picotte, Member.

Absent: Zack Bunyard, Member; Deanna Diehl, Member; and Scott Nelson, Vice Chair.

Planning Staff Present:

Randy Hines, Public Works Director
Dean Patterson, Senior Planner
Loreli LeBaron, Code Compliance Official
Diane Moyle, Administrative Assistant

Civil D.A. Staff Present:

Joe Sanford, Deputy District Attorney

2. Pledge of Allegiance:

The Pledge of Allegiance was recited by the commission and public.

3. Public Comment:

There were none.

4. Verification of the Posting of the Agenda:

It was verified by Diane Moyle, Administrative Assistant, that the agenda for this meeting was posted on September 5, 2024, between 8:30 a.m. and 5:00 p.m., at all of the locations listed on the agenda, in accordance with NRS 241 and the Churchill County Code.

5. Consideration and possible action re: Approval of Agenda as submitted or revised:

Chair Blakey asked for any changes to the agenda.

Member Picotte moved to approve the agenda as submitted. Member Goings seconded the motion which carried by unanimous vote (4-0).

6. Verification of notification of all landowners in accordance with NRS and the Churchill County Consolidated Development Code:

Chair Blakey verified with the Administrative Assistant that notification was sent to all landowners in accordance with NRS and the Churchill County Code.

7. Consideration and possible action re: Postponement of the Approval of Minutes of the meeting held on:

A. August 14, 2024 Public Hearing

Member Hyde moved that there is good cause to postpone the approval of the August 14, 2024 minutes to the next meeting. Member Goings seconded the motion, and the decision carried by unanimous vote (4-0).

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.

Member Picotte recused himself for this item.

Paul Picotte, 2030 Reno Highway, was available to speak regarding this application.

Dean Patterson, Senior Planner, said that there has been quite a bit of discussion in the office with Mr. Picotte and about other related things. The main item is the status of the NDOT (Nevada Department of Transportation) right of way improvements in front of the business. He hadn't heard the latest and suggested that Director Hines might wish to add some information that he has learned about these issues. Randy Hines, Public Works Director, stated that he has been in contact with NDOT, and they have the project in the works. It is in 60% design, and they are looking at having a potential beginning construction date in the spring 2026. With that, there is an approach coming into the site, in the 30% plans that he saw, along with landscape islands across the front, which is what Mr. Picotte wants to use for his landscape.

Chair Blakey inquired if the applicant had anything to add. Paul Picotte shared a proposed diagram for landscaping, including trees, which would be additional to what Director Hines had just stated regarding the NDOT improvements. He heeded Member Hyde's comments from the last meeting. He is proposing two trees along the property line at the front of the business. There would also be two planter boxes in front of the business. He also mentioned that one of the other items from the previous meeting was to complete the fencing along the back of the property, which has been done. Dean Patterson confirmed that there is a chain link fence across the back of the property and noted that this fencing was supposed to include screening, so that the parking lot lights don't go back to the residents of the mobile home park behind the business. Mr. Picotte wasn't aware of this portion of the condition. He will look into getting some slats or do something to screen the area.

Chair Blakey reminded everyone that they are reviewing this permit to make sure that the applicant has completed the conditions and has done what is required. They are to determine whether or not they need to have further reviews of this permit. He noted that the NDOT improvements have not been completed, so he suggested that they have another review to ensure that things are continuing to move forward. Joseph Sanford, Deputy District Attorney—Civil, clarified that the review doesn't have to be in one year, and he suggested that since the improvements are scheduled for the spring of 2026, they could request a review after that time. He asked if any of the commissioners had any questions or discussion.

Member Goings wanted the public to understand that one of the conditions for this permit was that the Picottes were going to have to make improvements along the Reno Highway frontage as required by NDOT, and it was either going to have to be bonded by them or provide proof that NDOT planned to include it in their improvements that they were making along the highway. It was about six months ago that NDOT stated the applicant got approval from NDOT. Some of the required conditions for this permit are going to be delayed due to NDOT's planned improvement schedule.

Director Hines said that he wants to make sure that when Mr. Picotte puts in his landscaping that he is outside of the NDOT right of way, or it could entail obtaining an NDOT permit prior to installation. He just wants to make sure that the applicant is in compliance with the requirements wherever he places the landscaping. Paul Picotte said that he would have to check on the location of the right of way easement because the only thing he proposes that would be close to that area would be the two trees, which are actually not on the highway. He will investigate to ensure that an NDOT permit will not be required. He understands that once NDOT completes their road improvements

there would be a landscape area that would require NDOT approval for him to utilize.

Chair Blakey restated what he understands from this meeting that Mr. Picotte would add screening to the fence along the back of the property soon, add the planter boxes and plant two trees, and then the road improvements would not be completed until NDOT completes their scheduled plans proposed for the spring of 2026. He asked Mr. Picotte for a timeline for completing the first few items, and Paul Picotte believes that he could be done in ninety days.

Member Hyde thinks that Paul and Tiffany Picotte are doing everything that they can to meet the requirements, and he is happy to see trees being planted. After NDOT has completed their improvements, there will be another area where they could put some more landscaping. He expressed appreciation for this.

Chair Blakey asked for any further comments; there being none he called for a motion.

Member Goings moved that the next review of this permit will be scheduled for June 2026 to confirm that all requirements have been satisfied. Member Hyde seconded the motion and the decision carried by unanimous vote (3-0 with Member Picotte abstaining).

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.

Bailey Ambriz, 737 Lairport Street, El Segundo, California, was available to speak regarding this application.

Dean Patterson, Senior Planner, stated that there have been a lot of changes since the Planning Commission heard this last time. There has been quite a bit of difficulty in getting legal access to the site. In his last conversation with Sean Pitt, he indicated that they were not going to pursue this site any longer. He has been talking with Bailey Ambriz, and they will work together to find some alternative sites that will work for them. He thinks that they still intend to set up their facility in Churchill County. They will just consider another location. Chair Blakey inquired if they were looking to postpone this as there is not really anything to discuss. Joseph Sanford, Deputy District Attorney—Civil, suggested that the commission terminate this special use permit because when they propose another location, a new permit would be required for the new location. Unless the applicant proposes to develop this property, they will terminate this permit. They will review the new application once a new site is found.

Chair Blakey questioned if the applicant had anything to add. Bailey Ambriz stated that they are not going forward with seeking renewal of this permit. They have enjoyed working with this county and are genuinely excited to continue working with them in the future.

Chair Blakey called for a motion.

Member Hyde moved to terminate the special use permit that was previously granted to Castelion for an explosion/combustion testing facility northeast of Hazen, Assessor's Parcel Number 009-291-09. Member Goings seconded the motion, and the decision carried by unanimous vote (4-0).

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.

Kenny and Lori Rhodes, 2007 Soda Lake Road, were available to speak regarding this application.

Dean Patterson, Senior Planner, explained that the applicants obtained this permit last year. He believes that they have made some progress. They provided some materials for the commissioners to review.

Chair Blakey inquired if the applicant would update the commission on their construction project. Lori Rhodes said that things were going well. They have installed power on the property. They have drilled a well and done quite a bit of roadwork. Chair Blakey verified that over the past year they have gotten electricity to the property and gotten the road ready to build. He then questioned what their plan is for the next year moving forward. Lori Rhodes responded that they are speaking with their contractor, Gerald Ricci, with Schell Creek Construction, and picking out a plan. They will also decide where the house will sit on the property. Chair Blakey asked what they plan to have accomplished at the end of the next year. Mrs. Rhodes said that they will pick out the plan for the home construction, the exact location of the house mapped out, and hopefully a building loan by then.

Chair Blakey asked if any of the commissioners had any questions or discussion.

Member Hyde inquired what they currently do for septic, and they informed that they have a contract with Marshall's Septic to come out to pump out their tank every two weeks. Mr. Rhodes stated that he has purchased six loads of rock so far to go toward putting the septic system in. Member Hyde restated that they are looking at what progress is being made toward completing the home construction. It was pointed out on the aerial photograph displayed on the overhead screen where the rock has been placed on the property. Member Hyde remarked that as he understands what they indicated that they anticipate selecting a set of plans and start building during the next year. Mr. Rhodes said that they plan to start the groundwork for the house at this time next year.

Member Goings questioned if the applicant would have the septic installed between now and June 2025, and Mr. Rhodes stated that he thinks it will be done between now and January 2025. Member Goings remarked that this is the type of progress that the commission is looking for to give an idea of where they will be at the next renewal. The applicants indicated that they have already made arrangements to get the septic tank from Hiskett & Sons, and the installation would be done by Peek Construction. Member Goings said that a lot of these types of temporary use permits here moving forward are going to have time sensitive completion dates, not necessarily now, but in the near future. The commission wants to make sure that these continue to move forward because there have been a lot of these that haven't seemed to make much progress over a few years.

Chair Blakey asked for any further comments; there being none he called for a motion.

Member Goings moved to renew the temporary use permit for Kenny & Lori Rhodes, Assessor's Parcel Number 008-121-81, for one year. Member Picotte seconded the motion and the decision carried by unanimous vote (4-0).

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.

Antonio and Nancy Moran, 8920 Ara Lane, were available to speak regarding this application.

Dean Patterson, Senior Planner, said that Mr. Moran received this permit last year, and he has been moving forward. He performed a site visit last week and spoke with Mr. Moran. There are still a couple of items to finish in order to meet all of the conditions, including replacing some of the landscaping that died as well as screening the raw material storage area, which is next to the fabrication shop. The applicant now understands what he needs to do, and he will install screened fencing around the materials storage area as he pointed out on the aerial photograph displayed on the overhead screen.

Chair Blakey questioned if the applicant had anything to add. Nancy Moran stated that they have contacted the person that they will buy the new trees from, and they were told that it would be best to wait for the trees to go dormant to plant them. There are not trees there now as they were removed after they died. They have also ordered the slats for the chain link fence around the raw materials storage area.

Chair Blakey asked if the department had received any complaints about this business over the last year. Dean Patterson responded that he hadn't received any, but those would normally go to the Code Compliance Officer. Chair Blakey then inquired if any of the commissioners had any questions or discussion.

Member Hyde questioned if there was any requirement along Highway 50 for screening. Dean Patterson verified that there wasn't any for screening the property, it was just for the raw materials storage area. Member Goings noted that the display of the panels is very similar to other businesses that display their products for sale. Screening would negate the promotion of products they are selling.

Chair Blakey asked for any further comments; there being none he called for a motion.

Member Hyde moved to approve the extension of the special use permit granted to Antonio Moran for the fabrication business at 8920 Ara Lane, Assessor's Parcel Number 007-151-85, for one year. Member Picotte seconded the motion, and the decision carried by unanimous vote (4-0).

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.

Robert Hunter, 4432 Benson Lane, was available to speak regarding this application.

Dean Patterson, Senior Planner, said that this permit for home construction was issued quite a while ago in 2019. He thinks that Mr. Hunter has been making a lot of progress in the last couple of years, and he thinks this may be the last time that the applicant will request a renewal of the permit.

Chair Blakey asked the applicant to update the commission on his progress and when the estimation of completion may be. Robert Hunter stated that he only has his final inspection left, so he is just finishing projects that need to be complete. He has had issues arise that has slowed his progress. He believes that he should get the final inspection done by the end of October 2024, and if all goes well, he anticipates getting the certificate of occupancy.

Chair Blakey inquired if any of the commissioners had any questions or discussion.

Member Picotte remarked that it looks like the applicant has made substantial progress, and based upon the aerial photograph displayed on the overhead screen it appears that there is a dried in dwelling. Mr. Hunter confirmed that to be correct. Member Picotte verified that all of the electrical,

plumbing, insulation, and so forth has been completed.

Member Picotte moved to approve the renewal of the temporary use permit for temporary quarters for home construction on Robert Hunter at 4432 Benson Lane, Assessor's Parcel Number 006-631-27, for another year. Member Goings seconded the motion, and the decision carried by unanimous vote (4-0).

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.

Brandon Brimm and Morgan Mace, 14066 Carson Highway, was available to speak regarding this application.

Dean Patterson, Senior Planner, said that the applicant proposes a dog boarding kennel, tentatively named Brimstone Canine Retreat, and his partner has extensive dog kennel work experience. Both parties live on the property. The south portion of the site (he demonstrated on the aerial photograph displayed on the overhead screen) has been cleared for the home and surrounding area. The kennel location is in the northeast corner of the cleared area, just outside of the power line easement, which is marked by a fence. The power line road will be the access road. A ten space parking lot would be near the power line easement fence and on the east side of the new building. He had another image displayed on the overhead screen to show where the building would be located on the site. A new metal building will be around 850 square feet with ten kennels, an office, and a septic system, and it will be insulated for sound and climate control. There will be outdoor dog runs connected to the inside. The application describes the more detailed operations. The special use permit criteria were reviewed in the staff report, and there were issues identified and these are addressed in the recommended conditions of approval.

Regarding sewer and water facilities, the site is currently developed with a residential well and septic system for the home. The application proposes to use these for the business, but that might not be acceptable with the state. Conditions are proposed regarding state water and commercial septic systems, which may involve water rights as well for the business. The Building Department provided comments regarding the need for a licensed contractor, engineered plans, ADA (Americans with Disabilities Act) compliance for parking, access and restrooms, and the commercial septic system.

Signage is proposed with the application, and a sketch of a 8' by 4' sign along with possible content was included (this was displayed on the overhead screen). The sign must be approved by the Planning Commission because it is in the A-10 zoning district.

The Fire Marshal provided comments that the kennel building must be approved by the State Fire Marshal's office and may require some amount of fire sprinkling or fire alarm, which would be up to the State Fire Marshal.

The property takes access off of the Carson Highway at the paved access road that serves the power line. Minimal traffic is expected, but NDOT (Nevada Department of Transportation) has provided standard comments asking the applicant to coordinate regarding any right of way alterations, stormwater drainage, and highway signage permits.

A dog kennel raises concerns with neighborhood compatibility particularly regarding dog barking and the handling of animal waste. To the north there are a handful of large undeveloped residential lots, and to the south and west are seventeen homes on large lots. The nearest home is

approximately 500 feet from the kennel building with the remaining homes further away. Odors from animal waste is addressed in the application by frequent waste removal, cleaning of the kennels, and the collection of solid waste by a waste collector. Noise from the barking dogs is addressed in the application by keeping dogs indoors at night and supervision of dogs during the day. Dogs that bark excessively will be kept indoors. The kennel will be insulated, which will reduce noise inside the building.

Dean Patterson noted that a letter was received from the Hofflers on the Carson Highway in opposition to the proposal. They had specific concerns about noise from barking dogs. There are no trees in the area to mitigate the sound. They also stated a concern about the water well from increased usage for cleaning the kennels. Finally, they believe that this project will have a negative effect on home values in this area. They are under the impression that anyone selling a home in the area would need to disclose there is a dog kennel and believe that will have a negative impact on home values. Staff is recommending approval, and there are recommended conditions of approval to address issues raised in the staff report.

Chair Blakey inquired if the applicant had anything to add. Brandon Brimm stated that he made some phone calls since speaking with Mr. Patterson. He has already talked to Chad Marshall, Marshall's Septic, regarding the septic system. They will work on getting an approved commercial septic system. If there are any issues with the permits or getting a septic installed, then they will try for a holding tank. As for water sources for the well, he spoke with the Water Commissioners, Sean Christensen, and he explained the process that they will need to take. They will hire a water rights surveyor (David Crook) to get that process started. If they can't get approved for that, they plan to have water tanks on the property. At that point they would be purchasing water from somewhere else instead of pumping water from the ground. He also stated that he spoke with NDOT, and they told him what he needed to do. He needs to give them a trip generation letter, which would come from an engineer that he would hire to come do that. He commented regarding the site plan that was displayed on the overhead screen and where the landscaping would be located around the site. He noted the trees he plans to add, not just to reduce the noise, but to also screen the kennels from the highway.

Chair Blakey asked if any of the commissioners had any questions or discussion.

Member Goings questioned if the dogs would be contained inside of the enclosure at night. Brandon Brimm confirmed that they would. Member Goings reiterated that the dogs wouldn't be able to get outside where there would be barking throughout the night. Even though this would be 500 feet away from the next neighbor, he would like to see that the potential for noise be reduced in the evenings. He noticed that there is a recommended condition to require that the dogs be inside between 8:00 p.m. until 7:00 a.m. Brandon Brimm stated that during the day the dogs will have access to the outside for extra exercise, but if they are excessive barkers, even during the day he will keep them inside. They don't want the animals to aggravate other dogs or the neighbors.

Member Hyde inquired if the applicant had any underground water rights for the well. Brandon Brimm stated that they do not as they only have residential rights for the well. When he spoke with the state, he was told that they should be able to tie into that well. The projected use isn't going to be excessive, but they do have to get a water surveyor to put in the proposal to their office to request that it be modified because of the additional commercial use. Member Hyde questioned how many gallons per minute the applicant would normally project to be using. Mr. Brimm answered that he didn't have that figured out right now. Member Hyde was just inquiring because he wondered if they would run into a problem with that. He said that he understands that the water would be used for watering the dogs and washing down the kennels. Mr. Brimm noted that there

was also an employee only restroom, so there would be minimal use of the single restroom, and there would be a washer and dryer for cleaning any bedding. They would wash down the kennels each night and mop to keep them sanitary. Member Hyde confirmed that they would be applying to the state water engineer, based upon the depth of the well and what it produces, and whether the applicant would be able to tap into that well for this purpose. Mr. Brimm agreed and said that if they cannot for any reason, they do plan to have a water tank where they will just purchase water to fill it.

Member Picotte stated that it looks like the applicant has a great plan going forward, have done their homework, talked to the right people, and are proceeding as they should. His only concern is the same as that of the neighbors is regarding how loud the dogs are going to be. He thinks that 500 feet is pretty close. He has experienced the noise from a kennel. He suggested that to alleviate some of the neighbor's concerns if the dogs are still loud, even during the day (it is kind of disruptive), that they would be willing to put something up to lessen the sound; maybe a two sided fence. It might help to project the noise in a different direction. He doesn't know that a fence would be the answer, but they should consider something that could deaden the noise. Brandon Brimm agreed that they could put in additional fencing on the south and west sides where the neighbors are the closest. Member Picotte stated that as long as the applicant is willing to do that it could go toward keeping this use from becoming a nuisance in the future. It may not be an issue, but it could potentially become one and then they would need to do something to mitigate that nuisance. He said that he is not recommending that they spend the money to do that in the beginning, but they should consider the potential that something like that may be required should there become an issue with the noise. Brandon Brimm pointed out that the neighbor that is the nearest to them has twelve dogs, so he understands because they hear their dogs barking quite frequently.

Member Goings wanted to address the concerns in the letter that was received from one of the local residents. On item 3, he questions whether there is a requirement to disclose at the time of a sale of property that there is a dog kennel in the area. He wasn't sure where the person got their information regarding home values and disclosures, and he isn't sure if this was from a professional real estate person or just an idea they had. Chair Blakey doesn't believe that it is their purview to determine if it is going to affect the home values or not. The building could be used for many things. They may start this and then decide to close the business if it doesn't work out. It is a comment, and they may give some value to that comment, but they are not real estate experts, and the county doesn't employ one. Member Picotte agreed that this is just a zoning issue. If it is zoned to house this, then it is good. Member Goings just wanted to make sure this was addressed.

Chair Blakey called for public comment, and there was none.

Chair Blakey asked for any further comments; there being none he called for a motion.

Member Hyde, based on the information provided in the application, in the staff report, and heard tonight, moved that the criteria found in CCC 16.08.080(H) have been met and therefore approve the Special Use Permit for Brandon Brimm at 14066 Carson Highway (APN 007-071-47). This approval is subject to conditions, as listed in the Staff Report, of which he verified that the applicant was aware. Member Goings seconded the motion, and the decision carried by unanimous vote (4-0).

Recommended Conditions:

1. This approval is subject to annual review to determine conformance with County Code and conditions of approval until such time as the Planning Commission determines such review is no longer necessary.
2. The project must be in conformance with County Code, including but not limited to:
 - a. A business license must be obtained and maintained.
 - b. All necessary building permits must be obtained. All requirements, such as ADA accessible facilities, engineered plans, and a licensed contractor must be provided as deemed necessary by the Building Department.
 - c. An ADA compliant parking space shall be provided.
 - d. Lighting shall meet Dark Skies requirements.
3. The project must comply with State Fire Marshal requirements.
4. The new septic tank must be a commercial system approved by the State of Nevada.
5. Use of the existing well for commercial use or an alternate water source must be authorized by the State of Nevada.
6. All required NDOT reviews and authorizations shall be obtained.
7. Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.
 - a. Animal waste will be cleaned from the kennels daily and disposed of weekly or more frequently.
 - b. Animal noise will be controlled by insulating the building, and keeping dogs indoors between 8 pm and 7am. Dogs that are problem barkers shall be kept indoors and supervised to control barking.
 - c. The driveway and parking area shall be graveled to reduce dust generation.

Chair Blakey thanked the applicant and advised that there is a ten-day appeal period and to contact the department for further permitting procedures.

- 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.

Josh Bush, representing Northern Nevada Research Company (NNRC), 7162 California Street, was available to speak regarding this application.

Dean Patterson, Senior Planner, explained that NNRC is a battery testing facility for the Tesla Corporation, and they have obtained two special use permits from the county. The parking code requires one tree per 15 parking spaces for all businesses. This matter has been a subject of discussion in previous special use permits. The applicant seeks approval to waive the parking lot tree requirement for the office in the parking lot. Photos were displayed on the overhead screen of the parking area and surrounding desert landscape. This is a very remote location in the desert. The staff report reviewed the variance decision criteria and found no major issues. There are also no recommended conditions for approval.

Chair Blakey inquired if the applicant had anything to add. Josh Bush thinks that this item was covered in discussions at the previous meeting for the special use permit, and he said that this was one of the few items left that they needed to address in conditions for their special use permits.

They would appreciate not having to struggle to keep a tree alive in the desert.

Chair Blakey asked if any of the commissioners had any questions or discussion.

Member Picotte wanted to let the public know that this property is a few miles off of the highway in the desert, and Mr. Bush confirmed that it was about three and a half miles. Member Picotte stated that it was well outside of the gateway into the community.

Chair Blakey asked for any further comments; there being none he called for a motion.

Member Goings, based on the information provided in the application, in the staff report, and heard tonight, moved that the criteria found in CCC 16.08.090 have been met and therefore approve the Variance application for NNRC to waive the parking lot tree requirement on APN 009-251-84. Member Picotte seconded the motion, and the decision carried by unanimous vote (4-0).

Chair Blakey thanked the applicant and advised that there is a ten-day appeal period and to contact the department for further permitting procedures.

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.

Christopher Ebsen and Mindy Block, 15181 Hoover Drive, were available to speak regarding this application.

Dean Patterson, Senior Planner, stated that the applicant is requesting a temporary use permit for temporary quarters during home construction to allow them to live in two RVs while they build the home. There are three owners of the property—a married couple and the wife's mother. The planned home will be of standard construction. There are only a couple of issues raised in the staff report.

The application proposed using composting toilets, which are not acceptable for long-term use. Pumping the RV tank repeatedly while living in the RV is only allowed with a waste management and service plan approved by the Building Department. Staff recommends that the septic system be installed first, so that the RV can connect to it, and the future home will also be connected to it.

Road service was another issue for this application. The property is served by Hoover Drive. The code requires that development have legal and physical access. There are road easements that meet the code's legal access requirement. The Fire Marshal inspected the road and determined that Hoover Drive does not meet the physical access requirements of a 20' wide road with an all weather surface for fire truck access. It is 12' to 15' wide and sand, so it would need to be widened to 20' wide and surface improvements may be needed. In addition, a small gulch creates a steep dip that may need alteration. Improvements must be approved by the Fire Marshal.

Dean Patterson remarked that these items are addressed in the recommended conditions for approval. There was a letter submitted by a neighbor generally in support of the request. The Building Department also provided comments regarding use of the RV and the septic system. He provided a copy of these to the applicant. He stated that staff recommends approval with conditions listed in the staff report.

Chair Blakey inquired if the applicant had anything to add. Mindy Block shared that she

talked to Mitch Young, Fire Marshal, who was advising that it is 10' from the middle of the road where they need to clear the debris off of the road. She also has requested contact from the Road Department regarding the ravine that crosses Hoover Drive. They want to see what they can do to lessen the incline without impeding the flow of water through there. They also plan to install the septic system as soon as possible. She would like to have some means of disposal. She added that the Fire Department didn't say anything about having to put road base down because the ground was rocky enough in that area that it should be okay. They could if they needed to. Dean Patterson remarked that they would work that out with the Fire Marshal, and if he is okay with it, then that is what they would need to do.

Joseph Sanford, Deputy District Attorney-Civil, asked Mr. Patterson to clarify if Hoover Drive was a county road, even a minor county road. Dean Patterson stated that it is privately maintained. It is a public road for public access, but it is privately maintained. Chair Blakey inquired if the department had any direction for the applicant regarding who they should talk to about what they want to do with the road. Dean Patterson remarked that the last time he spoke with Mindy Block they were planning to rent some earth moving equipment to help do the heavy work. That may need something heavier than they may have considered in order to cut the sides back and lay them down for the gulch, or ravine. It may be perfectly fine to do it on their own. The earth there is mostly sand, and so it wouldn't be hard to dig around in it. Mindy Block expressed concern with getting the neighbor's approval because they would be going from Lahontan Dam Road to the west end of their property. They have to clear the length of the road to their property for the easement for the Fire Department. She is concerned about getting the information to the neighbors and making sure that she is not encroaching onto their properties. Dean Patterson noted that they can go onto the website through the Assessor's information to find out the mailing addresses of the neighbors, and then they could send them a letter to let them know. He is aware that many are absent landowners. There are a couple of people who actually live out there. He then stated there is another property owner at the end of the road who has the same problem with road access, so he would need to improve the road to their property.

Chair Blakey asked if any of the commissioners had any questions or discussion.

Member Hyde restated what had been said earlier during the meeting that there is a code amendment before the board that would limit the number of renewals for these types of permits. One thing that this commission wants to see is an earnest effort to move toward completing a residence. He asked the applicant to let the commission know what they are committed to do during the next twelve months. Mindy Block hopes, without any unforeseen occurrences, to have the septic system installed within the next month or two. She will have the blueprints and the permanent location for the house within the next three to six months. They would also like to start laying the foundation before the end of 2025.

Member Goings inquired if there was a well yet on the property. Mindy Block stated that there wasn't. She noted that one of the conditions is to have a well installed, so she plans to have a contract with a well driller by the end of the year. She has heard that some of these companies are out a couple of years in getting these done. They currently have a 2,000 gallon water tank, and she would ideally like to have two extra water tanks. They will buy water to be brought in. Christopher Epsen said that it is approved potable water that would be delivered on a monthly basis. Mindy Block further commented that she got some information today about the septic pumping, and she will reach out the Marshall's Septic to see what they can do for pumping out the RV tanks until they get the septic installed, which is their number one priority.

Member Hyde questioned about a source of power. Mindy Block stated that they will

initially use generators and solar. There are two generators that are 9000 watt that they will use for power, and they want to get a solar system installed. Christopher Epsen remarked that he is currently contacting a couple of companies that install solar as well as looking into information about doing it himself. Member Hyde verified that their objective is to be off of the grid to which the applicants agreed. Dean Patterson noted that there is no electric service available out in that area. Everyone is on generators and solar panels. There is a very large power line running through the area but that is dedicated to Los Angeles. Member Hyde said that they are off of the grid whether they want to be or not.

Chair Blakey called for public comment.

Kathleen Kelleher, 15065 Hoover Drive, is the property owner to the right of this parcel. She said that when they built in 2002, they weren't allowed to stay there until the house was built because there is not a well, not a septic, and nothing on the property. She stated that in the next couple of years they will have to sell their property due to her husband's age and medical condition, and she would like her property value to be substantial. She said that she has pictures of other properties along their road, and no one has built. People are just using RVs for residences. She reiterated that only about 10 homes are in that area with a well, septic and power.

Chair Blakey asked for any further comments; there being none he called for a motion. He noted for the commissioners that they need to make a motion for each RV separately, so that if one of the RVs is no longer needed, it will not affect the other RV.

Member Goings questioned what the purpose was for the second RV, and Mindy Block responded that it was for her mother. Chair Blakey inquired why she needed to live on the property while the house was being constructed. Ms. Block remarked that she was 75 years old, and they are her caretakers to a certain extent. She lives on a fixed income, is single, and she resides with them full time. Christopher Epsen answered that she has been living with them since 2020. There was some discussion regarding the caretaker temporary use permit; however, since the home has not been constructed, this option is the only one available at this time. Joseph Sanford, Deputy District Attorney-Civil, said that since this item was on the agenda for the home construction request for two RVs, the commission is authorized to issue both permits at this time. Member Hyde commented regarding Mrs. Kelleher's concern about people living in RVs without constructing a home. He said that what he thinks that this commission is trying to do is to make sure that doesn't happen in this case. They are trying to stop this from continuing to happen. They want to see real progress, and as Member Goings pointed out earlier, very soon there will be some very strict timelines. He wants to be certain that whoever comes before them is very sincere, diligent and committed to look at this as a temporary use, and to get into their home as soon as possible. He expressed appreciation to Mrs. Kelleher for her comments. Joseph Sanford stated that because this is a temporary use permit for home construction, once the home is constructed, if their intention is to continue to have an RV on the property for caretaker purposes, they will need to apply for an additional permit. Christopher Epsen declared that once the home is built they will all be in the house, and one of the RVs will be used for camping and one for his mother-in-law to use as a "she shed".

Member Picotte, based on the information provided in the application, in the staff report, and heard tonight, moved that the criteria found in CCC 16.08.070(F) have been met and therefore approve the Temporary Use Permit for Temporary Quarters during home construction for one RV for Mindy Block, Chris Ebsen, and Sharron Wolcott at 15181 Hoover Drive (APN 006-122-67).

This approval is subject to conditions as listed in the Staff Report. Member Hyde seconded the motion, and the decision carried by unanimous vote (4-0).

Member Picotte, based on the information provided in the application, in the staff report, and heard tonight, moved that the criteria found in CCC 16.08.070(F) have been met and therefore approve the Temporary Use Permit for Temporary Quarters during home construction for one RV for Mindy Block, Chris Ebsen, and Sharron Wolcott at 15181 Hoover Drive (APN 006-122-67). This approval is subject to the conditions as listed in the Staff Report. Member Hyde seconded the motion, and the decision carried by unanimous vote (4-0).

Recommended Conditions:

1. This temporary use permit is subject to annual renewal. ***The applicant must show substantial progress of home construction during the annual review hearing.***
2. The temporary quarters must comply with Churchill County Code, including but not limited to:
 - a. Improvements shall be made to Hoover Drive to meet physical access standards, as determined by the Fire Marshall.
 - b. The temporary quarters must use temporary construction practices. It may not be placed on a permanent foundation; and must use the existing water well, power supply, and septic system unless deemed infeasible by the Building Dept.
3. All required Building Department approvals and safety certificates must be obtained:
 - a. Any permit necessary for the setup of the temporary quarters must be obtained, adequate water, sewage, and electrical services shall be provided, and required inspections of service connections shall be passed.
 - b. All necessary permits for new home construction/placement must be obtained.
4. The first on-site improvement shall be a septic system to serve the temporary quarters and the future home.
5. Once home construction is complete enough to allow habitation, the RV must be disconnected from sewer/water/electric services and made lawful at its subsequent location.

Chair Blakey thanked the applicant and advised that there is a ten-day appeal period and to contact the department for further permitting procedures.

- 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.

Tammie Lester, 1672 Soda Lake Road, was available to speak regarding this application.

Dean Patterson, Senior Planner, explained that this property already has a temporary use permit for caretaker purposes. This request is to change the person needing care and living in the temporary unit. The Lesters are the caretakers living in the main home along Soda Lake Road. A sister, Roxanne Davis, is the person requiring care, living in the temporary unit on Lynnie Lane. He pointed out the separation between the units on an aerial photograph displayed on the overhead screen. He stated that documentation had been provided for 100% disability. The sister can take care of herself but needs someone nearby to assist her. The access, sewage, water, and power

services will not change due to the request. Staff recommends approval with recommended conditions listed in the staff report.

Chair Blakey inquired if the applicant had anything to add, and Tammie Lester did not.

Chair Blakey asked if any of the commissioners had any questions or discussion, and there was none.

Chair Blakey called for public comment. There was none.

Chair Blakey called for a motion.

Member Hyde, based on the information provided in the application, in the staff report, and heard tonight, moved that the criteria found in CCC 16.08.070 have been met and therefore approve the Temporary Use Permit application for Larry & Tammy Lester to change the caretaker arrangement of their existing TUP at 1672 Soda Lake Road (APN 008-211-76). This approval is subject to conditions as listed in the Staff Report. Member Goings seconded the motion, and the decision carried by unanimous vote (4-0).

Recommended Conditions:

1. The temporary quarters must comply with Churchill County Code.
2. When the temporary quarters is no longer needed, it must be removed from the property or otherwise made to be conforming according to county requirements.
3. This temporary use permit is subject to annual renewal providing proof that the need still exists.

Chair Blakey thanked the applicant and advised that there is a ten-day appeal period and to contact the department for further permitting procedures.

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.

Eric Madrigal, no address yet (Helens Way), was available to speak regarding this application.

Dean Patterson, Senior Planner, stated that the applicant is requesting a temporary use permit for temporary quarters during home construction. This application was initiated in response to an enforcement action. The planned home will be of standard construction. The application indicates that the home construction will take two to three years. The driveway and the foundation is expected to be done in the first year. The RV is proposed to be served as follows:

- Power service for the RV is not indicated, but the applicant verbally stated that a generator is used.
- Water service for the RV is not indicated, but the applicant verbally said that water is brought in, but didn't state how.
- The RV sewage tank will be emptied by driving the RV to a dump station weekly.

Comments were received from the Building Department. A placement permit for the RV is required, and service connections must be inspected. Obtaining permits requires that the property has an address. Addresses can be obtained at the Public Works, Planning & Building Department. The sewage disposal for the RV must either be connected to septic system or handled through an approved waste plan. The Building Department staff indicates that a waste plan usually takes the

form of a contract for scheduled pumping by a septic company. An informal method of disposal is usually not allowed. He further shared that the Fire Marshal had no issues with this application. He provided a copy of the Building Department letter to Mr. Madrigal.

Mr. Patterson stated that staff has no recommendation on this application; however, if the Planning Commission decides in favor of approval, there is a list of recommended conditions in the staff report.

Chair Blakey inquired if the applicant had anything to add. Eric Madrigal said that he didn't have anything to add at this time. He then asked if Mr. Patterson said that he had to be hooked up to septic. Dean Patterson remarked that the normal process, unless a septic system is already in place, is to have a contract with a septic company that will come out and pumps the tank, which is what everyone here before this point in the meeting has talked about. Eric Madrigal inquired if he would be able to do this for himself. Mr. Patterson responded that Mr. Madrigal would need to speak with the Building Department regarding that. Mr. Madrigal wondered if they would be able to answer that question right now. Randy Hines, Public Works Director, answered that it is more to ensure that the waste is actually getting taken care of in a timely manner, and that there is less of a chance that it will overflow and spill onto the ground. It is more of a safety issue, and that is why there is generally a contract for septic pumping service or connection to a septic system, so there aren't any problems with this issue. Eric Madrigal then inquired if they would pay for that, and Mr. Hines said that they would not. Chair Blakey said that as long as the RV is moveable, Mr. Madrigal would be able to take it somewhere to dump it and get a receipt showing that it was done. He thinks that as long as Mr. Madrigal could provide receipts showing proof that he is dumping the waste, it could be acceptable. Eric Madrigal informed that he takes it to Maverik where there is no charge for dumping the waste, so he wouldn't get a receipt. Chair Blakey believes that Mr. Madrigal would need some type of written proof that the sewage is getting dumped somewhere legally in order to comply with these conditions. If you cannot do that, then there could be an issue.

Chair Blakey questioned what the applicant's plan for what will be done within the next twelve months and how long they have already been living on the property. Eric Madrigal stated that they moved onto the property in June 2024. He doesn't have much planned yet because they just bought the land. He wrote on the application what he planned. Chair Blakey shared that on the application he indicated that during the first twelve months he will install a driveway, and then Eric Madrigal confirmed that he would install a driveway and probably the foundation. Chair Blakey inquired about a septic tank and drilling a well. Mr. Madrigal said that the septic, well and home would all be together in one, and that won't be until he gets the construction loan through his bank. Chair Blakey asked if the applicant was in the process with a bank loan at this time. Eric Madrigal responded that he already has a bank loan for paying for the property, which he can transfer into a construction loan, and he has a minimum of two years that he has to do that with his bank. That is part of his agreement with them.

Chair Blakey asked if any of the commissioners had any questions or discussion.

Member Goings pointed back to much of the discussion that has taken place previously regarding the criteria for these types of temporary use permits is going to get tighter and tighter. He reiterated what other members of the commission have stated that they are looking for the applicant to tell them what they plan to have done within the next year because if they approve this application, it is for a period of one year. Where does the applicant see himself in one year knowing that he will have a very tight timeline on this? Eric Madrigal restated that he would clear brush for the driveway and in order to put down a foundation. All there is out there is brush and sand hills. In order to start building, he needs to clear out an area. He doesn't have the equipment to do that yet.

Joseph Sanford, Deputy District Attorney-Civil, updated those in attendance that there is currently an ordinance going before the Board of County Commissioners to limit these types of temporary use permits to three years. What the Planning Commissioners are looking for is some type assurance that the applicant will actually be able to complete this within that timeframe. A lot of that is because they don't want to be in a situation where they grant a permit today when there is nothing there, and then two and a half years from now after he has invested time, effort and money but he hasn't been able to complete the construction in time and the permit cannot be renewed further. This would be a one year permit from the point it would be granted, but there is an expectation that somewhere within the next three years the home would be done. The assurance that the commission is looking for is that this is going to be potentially finally built within three years. If the intention is to do a construction loan, and that is an unknown time out, that is a concern. He suggested that the applicant could provide some information related to that would be helpful. Eric Madrigal replied that the goal is to do it within three years. He wants to do it in two, but realistically, moneywise, that is the issue.

Member Hyde asked for clarification that he heard Mr. Madrigal say that he would put the road in and the foundation. He wondered if the applicant would need to have the loan in place in order to put the foundation in. Eric Madrigal admitted that he would have to talk to the bank about that and see if he could get the loan for that part. Member Hyde stated that he thinks that the foundation, the septic and the well would be connected unless the applicant has money right now to pay for the foundation. Mr. Madrigal said that he didn't at the moment. He would have to talk to his bank. Member Hyde said that he would consider the septic system as a priority, the well, and a power source. Those things would be necessary before he builds a home. Eric Madrigal remarked that he doesn't even know exactly where they will put the house yet. He just provided a rough sketch on what he was planning. He doesn't know where the septic or the well will be. This is all in planning stages at this point. Member Hyde reiterated what legal counsel stated about these permits being allowed for up to three years. This is a short timeframe, and he would recommend that the applicant make a plan and not wait. He doesn't want time to catch up to the applicant and it be too late because then he would have to move the RV off of the property and live somewhere else while he finishes constructing the residence. They want to see the applicant be successful by thinking about this and getting everything organized so that he can accomplish the three year plan.

Chair Blakey called for public comment.

James K. Martin, 8845 Helens Way, remarked that the individual that has requested this permit is trying to build his house. To help him with his endeavors, if he has a notion to ask his neighbors, there are quite a few of them that have equipment—backhoes, box scrapers, etc. If the applicant was willing to ask, he's sure that these neighbors would be willing to help him to help accommodate making some of these things happen. Like digging for a septic system, clearing brush, etc. They don't have the capabilities for drilling a well, but all of the neighbors are tightly knit out there with the exception of a couple of people. The majority of them are retired or former military, and they consider their neighbors like family. If that helps with the approval process, he's sure that either the applicant or himself can get with the other neighbors and pull stuff together to help get his road done and get the brush moved. Chair Blakey suggested that Mr. Madrigal get into contact with his neighbor.

Chair Blakey asked for any further comments; there being none he called for a motion.

Member Picotte, based on the information provided in the application, in the staff report, and heard tonight, moved that the criteria found in CCC

16.08.070(F) have been met and therefore approve the Temporary Use Permit for Temporary Quarters during home construction for Eric Madrigal on a property on Helens Way (APN 006-031-10). This approval is subject to the conditions as listed in the Staff Report. Member Goings seconded the motion, and the decision carried by unanimous vote (4-0).

Recommended Conditions:

1. This temporary use permit is subject to annual renewal. ***The applicant must show substantial progress of home construction during the annual review hearing.***
2. The temporary quarters must comply with Churchill County Code, including but not limited to:
 - a. The temporary quarters must use temporary construction practices. It may not be placed on a permanent foundation; and must use the existing water well, power supply, and septic system unless deemed infeasible by the Building Dept.
3. All required Building Department approvals and safety certificates must be obtained:
 - a. Any permit necessary for the setup of the temporary quarters must be obtained, adequate water, sewage, and electrical services shall be provided, and required inspections of service connections shall be passed.
 - b. All necessary permits for new home construction/placement must be obtained.
4. The first site improvement shall be a septic system to serve the temporary quarters and the future home.
5. Once home construction is complete enough to allow habitation, the RV must be disconnected from sewer/water/electric services and made lawful at its subsequent location.

Chair Blakey thanked the applicant and advised that there is a ten-day appeal period and to contact the department for further permitting procedures.

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.

Tori Robinson, 3880 Edwards Lane, was available to speak regarding this application.

Dean Patterson, Senior Planner, explained that this application proposes to establish a horse boarding and equestrian training business at this location. The business will operate out of an existing site currently set up for general agricultural operations using existing facilities at the south edge of the property. There are also multiple open sided roof structures of substantial construction, such as a large hay cover and smaller corral covers. He noted that there are issues with these structures being within the easements and setbacks, which are summarized in the staff report; however, those are matters for the landowner, not the applicant. During a site visit and in conversations, the applicant provided additional information about the business that are summarized in the staff report.

The applicant is the main employee and normally spends most of the workday there taking care of the horses, as well as feeding and checking on them on days off. Another person sometimes assists with duties for limited hours. The business operates during daytime hours every day of the week. Most boarded horses are there to be trained by the applicant for various purposes, such as a young horse learning to take a rider, teaching horses to overcome specific problems, or to train

horses for specialized tasks. Sometimes a horse owner will come to the site for training or to see their horse. Veterinary visits or feed deliveries occur occasionally. The result is that customer visits are infrequent or rare, and it would be rare to have more than one person visiting at a time.

The applicant is not requesting to do training classes with groups of people or to hold events because that would trigger the need for parking and more extensive visitor facilities. This application is very different than a normal business, being almost like a home business without the home. Almost all work is outdoors in an agricultural setting. Business facilities are very rudimentary. There are no restroom facilities at the site. There are no ADA (Americans with Disabilities Act) facilities. The tack shed serves as the office. Customer visits are rare, so there is no defined parking area other than general driveways and open areas. These are all described more in depth in the staff report, as are the review criteria for the permit. Staff is recommending a limited approval. If approved, it is recommended that this business be treated more similarly to a home business with conditions of approval to limit the scope of the business to being more agricultural than commercial, so that such facilities are not needed. Specifically, employees other than the owner should not be allowed, and visits by groups of people should not be allowed. This would mean the business owner and visitors need to address restroom needs before and after visiting the site and providing drinking water on their own. There are recommended conditions of approval in the staff report.

Chair Blakey inquired if the applicant had anything to add.

Chair Blakey asked if any of the commissioners had any questions or discussion.

Member Hyde expressed one concern regarding the number of people that would be there at a time that would necessitate a public restroom. He asked Ms. Robinson to give an idea of the day to day activities and what that looks like in terms of numbers of people that actually come and address the question if there will be events where more than two people would possibly be there. Tori Robinson responded that usually it is just her there. She has a couple of gals who clean stalls every now and then. On Mondays and Tuesdays she has someone there for about an hour, and then Wednesdays, Thursdays, Fridays and Saturdays there is another person that comes for about an hour in the mornings to clean stalls. Other than that, she will do a lesson—about one to two lessons per day for kids or beginners, so they will have their parent bring them. She can only teach one student at a time since she only has one teaching horse. She isn't planning on buying more teaching horses right now. She doesn't hold clinics or events because she doesn't believe that she has the parking to suit the need. This is something that she has done in the past, but she could only fit about five or six trailers in the area, so it wasn't really worth it to put on a group event. Member Hyde verified that those people who are there cleaning stalls are there for about an hour plus to which Ms. Robinson agreed. Member Hyde inquired if there were any restroom facilities available for them. Tori Robinson confirmed that there are no restrooms. She stated that she has cases of bottled water available, but no restrooms onsite. Member Hyde questioned what they do if the need arises for a restroom visit. Tori Robinson remarked that she could take them to her house that is not too far away if the need came up, which hasn't been an issue so far. It is an option. Member Hyde asked if the applicant had considered providing a portable toilet at the site for this purpose, and Ms. Robinson admitted that she had not previously but admitted it was a good idea.

Member Goings asked for clarification to understand the layout of this location. There was discussion using the aerial photographs displayed on the overhead screen for the location of the Norcutt home, agricultural fields, irrigation facilities, and the horse boarding and training area. He questioned regarding the owner of the property to the west of the training facilities, and he expressed the concerns that came up with a previous horse boarding facility in another location in

order to address potential issues regarding using the arena for lessons and the dust that could be created that could affect the neighbor to the east there. He asked if there were any plans on how to wet the arena in order to cut down on the dust that would be released into the air and carried to another property. Tori Robinson stated that they had thought about putting a sprinkler system up, but the only spigots located in this area are near the round pen to the north. There is one on the east side of the round pen and then another by the empty triangular open parking area. They would only be able to wet half of the arena with the water hoses that she has, and the other half would be the tricky part. Member Goings remarked that this could become a concern as he uses the arena more, and they may affect the neighbor's property. Chair Blakey pointed out that there is a recommended condition that this does not create a nuisance, so he believes that this would protect the neighbor should it become a problem. He recommended that the applicant work to solve the issue before it becomes a problem and creates a nuisance, which would violate the conditions of the permit.

Chair Blakey called for public comment, and there was none.

Member Hyde stated that the commission is in favor of this, and they want to encourage this type of business in Fallon. He thinks that where she does have some employees cleaning the stalls and that are there for at least an hour, it might be the humane thing to provide some type of restroom facilities. He didn't see this as a condition listed in the staff report, and he wondered if provision of a portable toilet shouldn't be added. Joseph Sanford, Deputy District Attorney-Civil, agreed that they could add it; however, he would suggest for the applicant's awareness, obviously sanitation controls are actually, through a sometimes completely different department, and she may be getting a letter from somebody else that she is in violation, and there are also rules for employees and controls that could be a concern for her. He cannot advise the applicant about what she would be required to do, but this commission is absolutely within its ability to require that she have some type of facility. He just wanted to make the applicant aware that even if this permit is granted and there isn't that condition added, she may be required to do this by another agency.

Chair Blakey asked for any further comments; there being none he called for a motion.

Member Goings, based on the information provided in the application, in the staff report, and heard tonight, moved that the criteria found in CCC 16.08.080(H) have been met and therefore approve the Special Use Permit for Tori Robinson Horsemanship at 3880 Edwards Lane (APN 008-031-30). This approval is subject to conditions, as listed in the Staff Report with an additional condition of a portable toilet being provided onsite. Member Hyde seconded the motion, and the decision carried by unanimous vote (4-0).

Recommended Conditions:

1. This application is subject to annual review to confirm conformance with County Code requirements and conditions of approval, including resolution of the buildings within easements and setbacks.
2. Approval of the Equestrian Boarding and Training facility is limited to the following. Exceeding these limits will require a new SUP:
 - a. This permit is for Tori Robinson Horsemanship only.
 - b. No employees are permitted.
 - c. No groups of visitors larger than 2 people are permitted.
 - d. Related uses such as events or group lessons are not permitted.
3. The project must be in conformance with County Code, including but not limited to:

- a. A business license must be obtained and maintained.
 - b. All necessary building permits must be obtained.
 - c. ADA parking requirements are met if the business is operated as limited in Condition 2.
 - d. Parking requirements are met if the business is operated as limited in Condition 2.
 - e. Lighting shall meet Dark Skies requirements.
 - f. *Providing a portable toilet onsite.*
4. Animal waste will be cleaned from the horse stall daily and disposed of weekly or more frequently.
 5. Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.

Chair Blakey thanked the applicant and advised that there is a ten-day appeal period and to contact the department for further permitting procedures.

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.

Member Picotte moved to approve the Consent Agenda. Member Hyde seconded the motion and the decision carried by unanimous vote (4-0).

12. Public Comment:

Chair Blakey thanked Member Paul Picotte for his years of service to the Planning Commission and expressed appreciation. He also recognized Commissioner Deanna Diehl as a long term serving commissioner. She is away with health concerns at this time, and he wanted to make sure that she knows that she was greatly appreciated in her years of service. He then announced that there will be two new commissioners coming on in October 2024. One of these, Victor Ansotegui, was in attendance at this meeting, and he said that they look forward to working with him in the future. He announced that Tami Edgmon would also be starting her service in October 2024.

13. Adjournment:

There being no further business to come before the Planning Commission, Chair Blakey adjourned the meeting at 7:37 p.m.

14. Appendix:

Supporting Documentation

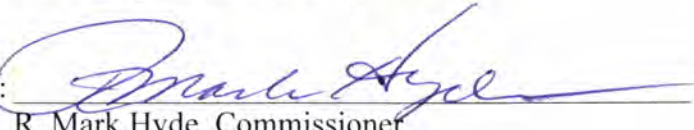
Approved: 
Eric Blakey, Chair

Approved: Not available
Scott Nelson, Vice Chair

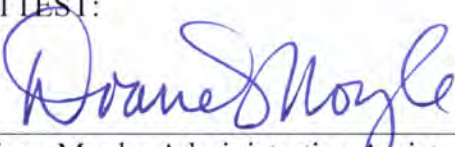
Approved: Not available
Zack Bunyard, Commissioner

Approved: Not Available
Deanna Diehl, Commissioner

Approved: 
Jeff Goings, Commissioner

Approved: 
R. Mark Hyde, Commissioner

Approved: Not available
Paul Picotte, Commissioner

ATTEST:

Diane Moyle, Administrative Assistant



CHURCHILL COUNTY
PUBLIC WORKS, PLANNING, & ZONING

155 N. Taylor, Ste. 194, Fallon, Nevada 89406
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STAFF REPORTS FOR
PLANNING COMMISSION MEETING – September 11, 2024

LIST OF STAFF REPORTS

- | | |
|---|---------|
| ● Brimm Special Use Permit for Animal Boarding or Kennel | Page 2 |
| ● NNRC Variance from Parking Lot Tree Requirement | Page 6 |
| ● Block/ Ebsen/ Wolcott Temporary Use Permit for Home Construction | Page 8 |
| ● Lester Temporary Use Permit for Caretaker (change of person) | Page 10 |
| ● Madrigal Temporary Use Permit for Home Construction | Page 11 |
| ● Tori Robinson Horsemanship Special Use Permit for Horse Boarding & Training | Page 13 |
| ● Consent Agenda | Page 17 |

Application:	Special Use Permit	Use Listing:	Animal Boarding or Kennel
Applicant:	Brandon Brimm	Owner:	Brandon Brimm
Site:	14066 Carson Hwy. (APN 007-071-47) – 13.3 acres		
Designations:	Master Plan – Agriculture-Industrial Transition // Zoning – A-10		

Summary: The applicant proposes a dog boarding kennel, tentatively named Brimstone Canine Retreat. The applicant owns the property, and his partner has extensive dog kennel work experience. Both parties live in the home on the property. There have been a few kennels proposed recently, though all have been as Home Businesses. This proposal could also be proposed that way, but the applicant is proposing it as a normal businesses. A home business comes with strict limits that a normal business does not have; but a normal business comes with site development requirements that a home business does not. The applicant is aware of the differences and wishes this to be a normal business.

The property fronts on the Carson Highway, with a large power line (exclusively for Los Angeles) running diagonally through the east side of the property. The service road runs along the power line and has a paved approach on the highway. The south portion of the site has been cleared or the home and surrounding area. The site plan shows the kennel location in the NE corner of the cleared area, just outside of the power line easement which is marked by a fence. This power line road might be a private road, but the property owner can normally use it on their own property – the general public might not have a right to use it.

The site plan and application describe the project. A 10 space parking lot is planned between the power line easement fence and the east side of the new building. The new metal building will be 52'x16' and ~850 sf. The building will feature 12 kennels, an office, and a septic system, and will be insulated for sound and climate control. There will be outdoor dog runs on both long sides of the building connected to each indoor kennel unit. There will be a large exercise yard on the west side. Waste will be collected and disposed of by a waste hauler. Normal operating hours will be 8am to 6pm, 7 days a week, but the kennel operates 24 hours a day. The kennel will be operated by the two residents of the home, but other employees would be allowed for a standard business.

The applicant verbally indicates that the dogs will not have access to the outdoor areas at night. Problem barking dogs will be kept indoors. Dogs will be taken to the larger exercise yard individually rather than in groups to reduce barking and behavior problems. Runs can be hosed down and drained to the septic system.

Criteria Review: CCC 16.08.080(H): Findings from a preponderance of evidence must indicate that the proposed use:

1. Is compatible with the existing surrounding land uses and development.

A dog kennel typically raises concerns about neighborhood compatibility, particularly regarding dog barking, which is addressed under Criterion 5. The proposed kennel is in an A-10 zone, with a Master Plan designation of Agriculture. Nearby federal land to the east is vacant. To the north are a handful of large undeveloped residential lots. To the south and west are 17 developed homes on large lots. The nearest home is approximately 500 feet from the kennel building with the remaining homes further away. The site's existing home, accessory structures, and fencing will provide some additional sound buffering to the west. Operated with attention to reducing dog barking, the kennel can have minimal impact on the neighborhood.

2. *Is in substantial conformance with the master plan and policies and will be constructed and operated in full compliance of this code.*

The **Master Plan** establishes land use districts that are implemented by the zoning districts. **Animal Kennels are a listed use** in the use table for the A-10 zone, needing a SUP to be approved. Most Master Plan policies are not applicable to the development of commercial uses or are neutral in terms of general commercial activity. The main applicable section in the Master Plan is Chapter 11 Land Use, which requires protection of the community from new development.

Chapter 11 states: “The appearance of a community as seen from the main streets and highways expresses the community character and leaves a lasting impression on visitors and potential future residents and businesses. Special attention should therefore be given to the types of land uses that are permitted along these corridors. To promote a positive image of the County, all development within these gateways must adhere to appropriate **landscaping and signage requirements** and only those land uses that are aesthetically appealing should be encouraged.”

GOAL LU 2 All new development must be comprehensively designed to ensure a sustainable, safe, and healthy environment that integrates into the surrounding neighborhoods.

Policy LU 2.1 In reviewing any development proposal Churchill County shall consider issues of community character, balance, sustainability, environmental impact, safety, aesthetics, and efficient service provision.

Compatibility issues are discussed under criteria 1. Environmental Impacts are addressed in Criteria 5.

The proposed development must conform to the County Development Code. Conditions of approval will address specific issues, including:

- **Setbacks and Easements:** The proposed kennel structure meets the front- 30’, side– 30’ and rear– 40’ setbacks. The project will avoid the large power line easement. Utility easements run along the highway and property lines.
- **Friction Zones:** The Code requires a buffer between commercial uses and adjacent residential or agricultural uses. The ~500 ft of separation between the proposed kennel and the home to the west, along with the intervening residence and the existing landscaping, is adequate to meet the requirement in this case. No additional buffering is required.
- **Building, office, sewer, and water facilities:** State and local laws require an office space for the place of business, which the building provides. The site is currently developed with a residential well and septic system for the home. The application indicates that the well will serve the kennel, and a new septic will be installed if needed for the kennel. Using the existing services may not be acceptable. Water for a business might need a water right. Whether the state will allow the business without a water right and using the residential well is questionable and is covered in a recommended condition of approval.

The Building Department provided comments. Construction of the building will require a licensed contractor and engineered plans. The building must be ADA compliant for parking, access into the building, and restrooms These are a recommended condition of approval. A commercial building must be served by a commercial septic system approved by the State, which is a recommended condition of approval.

- **Parking and Loading Requirements:** The parking code (including handicapped parking) does not address kennels; however, the code requires 1 space per 300 SQ FT for retail/services type uses. This 850 sq ft building would require 3 spaces, one of which must be ADA compliant. The proposed 10

spaces are adequate. The kennel driveway and parking area should be graveled to reduce dust, which is a recommended condition of approval.

- **Landscaping:** The landscaping code requires 1 parking lot tree, street landscaping, and residential buffer landscaping. The residential site currently has landscaping between the home and kennel location, which can also serve as the residential buffer. In addition, the application proposes tree landscaping between along the south and east sides of the kennel, which will be between the highway and the kennel. Normally, landscaping along the highway frontage would be required, but since the business will be over 400 feet from the road, Staff recommends that the proposal will meet the intent better. The trees will also be adjacent to the parking lot, meeting the parking lot tree requirement.
- **Lighting & Signage & Outdoor Storage:** Lighting is not mentioned in the application, though any new lighting on the building must meet Dark Skies requirements. A proposed sign is described in the application as 3'x6', but the applicant then provided a sketch proposing an 8'x4' sign along with possible content. It is unclear if it will be pole mounted or monument-style, but either option would meet the sign standards. No outdoor storage is proposed.

3. *The project will be constructed and operated in a manner that will not overburden public services and infrastructure.*

There are no public water or sewer services on the site. On-site water service can be used for the kennel – see previous comments regarding those services. Power will be provided by the existing service. Emergency services already serve the area. The Fire Marshall has reviewed the application and has provided comment that the kennel building will be required to meet the 2019 NFPA 150 code which has been adopted by the State Fire Marshall's office. This may require a fire sprinkler system, above the kennel area only, or fire alarm system as determined by the State Fire Marshal plans review office. The Churchill County Sheriff has provided no comments. Public road infrastructure is discussed below. Public infrastructure and services will not be overburdened.

4. *Adequately mitigates road and traffic impacts generated by the construction and build out of the project.*

The property takes access off the Carson Highway for the existing home. The kennel will take access off the highway at a paved access road that serves the power line. The applicant anticipates a maximum of 24 trips on any given day, estimating 1 visit for each of the 12 kennel spaces. The highway can accommodate this minor increase in traffic. NDOT has provided standard comments asking the applicant to coordinate with the agency regarding possible alterations in the right-of-way, stormwater drainage in the right-of-way, and highway signage permits.

5. *Does not create adverse environmental impacts, including, but not limited to, noise, glare, fumes, and odor that may be detrimental either to public health, public safety, or general welfare of the persons or property in the vicinity or the wildlife and/or natural resources.*

The main potential environmental concerns are the handling of animal waste and noise from dogs. Odors from animal waste is addressed in the application by frequent waste removal, cleaning of the kennels (including use of a septic system), and collection of solid waste by a waste collector.

Noise from barking dogs is addressed in the application by keeping dogs indoors at night, and supervision of dogs during the day. Dogs who bark excessively will be kept indoors. The kennel will be insulated, which will reduce noise inside the building.

Recommended conditions of approval will require the implementation of these measures.

STAFF RECOMMENDATION:

APPROVAL

MOTION: The motion should be modified by the Planning Commission as needed.

- Based on the information provided in the application, in the staff report, and heard tonight, I move to find that the criteria found in CCC 16.08.080(H) **HAVE BEEN** met and therefore **APPROVE** the Special Use Permit for Brandon Brimm at 14066 Carson Highway (APN 007-071-47). This approval is subject to conditions, as listed in the Staff Report.

Recommended Conditions (NOT PART OF MOTION):

Based on code requirements and issues raised during review of the project, the following conditions are recommended for any approval:

1. This approval is subject to annual review to determine conformance with County Code and conditions of approval until such time as the Planning Commission determines such review is no longer necessary.
2. The project must be in conformance with County Code, including but not limited to:
 - a. A business license must be obtained and maintained.
 - b. All necessary building permits must be obtained. All requirements, such as ADA accessible facilities, engineered plans, and a licensed contractor must be provided as deemed necessary by the Building Department.
 - c. An ADA compliant parking space shall be provided.
 - d. Lighting shall meet Dark Skies requirements.
3. The project must comply with State Fire Marshal requirements.
4. The new septic tank must be a commercial system approved by the State of Nevada.
5. Use of the existing well for commercial use or an alternate water source must be authorized by the State of Nevada.
6. All required NDOT reviews and authorizations shall be obtained.
7. Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.
 - a. Animal waste will be cleaned from the kennels daily and disposed of weekly or more frequently.
 - b. Animal noise will be controlled by insulating the building, and keeping dogs indoors between 8 pm and 7am. Dogs that are problem barkers shall be kept indoors and supervised to control barking.
 - c. The driveway and parking area shall be graveled to reduce dust generation.

Application:	Variance from Parking Lot Tree Requirement
Applicant:	Josh Bush FOR Northern Nevada Research Company (NNRC)
Owner:	Northern Nevada Research Company
Site:	7162 California Street (APN 009-251-84) – 100 acres.
Designations:	Master Plan – Industrial // Zoning – Industrial

Summary: NNRC is a battery testing facility for the Tesla Corporation, and it has obtained two Special Use Permits. The parking code requires 1 tree per 15 parking spaces for all businesses. The applicant seeks approval to waive the parking lot tree requirement required at its office and parking lot.

In reviewing the request, the Planning Commission should refer to:

CCC 16.08.090(F) Findings: In order to approve a variance, the commission shall make the following findings:

- 1. The property is characterized by an extraordinary or exceptional situation or condition, such as exceptional narrowness, shallowness or shape, or it has exceptional topographic conditions at the time of enactment of the regulations.***

Applicant - The NNRC site is on a hill, and composed of fill and gravel that is unsuitable for growing plants.

Staff – Staff agrees. Landscaping in the desert away from highways and the community has little value. Previous Planning Commission discussions indicate plans to change the landscaping code to avoid these situations.

- 2. The strict application of the regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property.***

Applicant - The office elevation is 4350 feet, and there are no trees within 5 miles in the arid landscape.

Staff agrees.

- 3. Granting of this variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity.***

Applicant - There will be no effect to the public. There are no residential neighbors within 5 miles, nor other neighbors within 2 miles.

Staff agrees. No other parties will be affected by the not having parking lot trees.

- 4. The proposed variance is consistent with the intent and purpose of this title.***

The purpose and intent of the parking lot tree requirement is to enhance the image of the business and community for its customers, nearby owners, and the traveling public.

Applicant - NNRC has worked to create a development suitable for the surrounding desert landscape. A tree would be out of place.

Staff agrees. There are no travelers and nearby users to affect in this remote site, so the variance will have no effect on the intent and purpose of the code.

STAFF RECOMMENDATION:

APPROVAL

MOTION: The motion should be modified by the Planning Commission as needed.

- ☐ Based on the information provided in the application, in the staff report, and heard tonight, I move to find that the criteria found in CCC 16.08.090 **HAVE BEEN** met and therefore **APPROVE** the Variance application for NNRC to waive the parking lot tree requirement on APN 009-251-84.

Recommended Conditions (NOT PART OF MOTION): NONE

Application:	Temporary Use Permit	Use Listing:	Temporary Quarters for Home Construction
Applicant:	Mindy Block/ Chris Ebsen/ Sharron Wolcott		
Owner:	Mindy Block/ Chris Ebsen/ Sharron Wolcott		
Site:	15181 Hoover Drive (APN 006-122-67) – 20.67 ac.		
Designations:	Master Plan – Rural // Zoning – RR-20		

Project Summary: The applicant is requesting a Temporary Use Permit for Temporary Quarters during Home Construction to allow them to live in 2 RVs while they build a home. There are 3 owners of the property – a married couple and the mother of the wife. The planned home will be of standard construction.

The RVs are proposed to be served by:

- Power service provided by generators and solar panels. This is acceptable for the RVs. There is no utility power service, so the home will also have to be served by the same method, but it must be installed to provide a permanent power source.
- Water service provided by 2000 gallon water tank, with deliveries approximately twice a month. This is acceptable until the home is built. A well will normally be needed to provide the home with a permanent water source.
- Sewage service is proposed by composting toilets and using the RVs until the septic system is installed. Composting toilets are NOT acceptable for long term use. Pumping the RV tank repeatedly while living in the RV is only allowed with a waste management and service plan approved by the Building Department. Staff recommends that the septic system be installed first, so the RVs can connect to it. The future home will also be connected to it.
- Road service is an issue for this application. The property is served by Lahontan Dam Road and Hoover Drive. The Code requires that development have legal and physical access. These roads have road easements that meet the Code's legal access requirement. But on inspection, the Hoover Drive does not meet the physical access requirements. The Code requires a 20' wide road with an all-weather surface for fire truck access. Hoover Drive is a 12'-15' wide sand road, so it must be widened to 20', and surface improvements may be needed. In addition, a small gulch crosses the property (as seen on the site plan photo) that creates a steep dip that may need alteration. Improvements must be approved by the Fire Marshal. These items are recommended conditions of approval. It should be noted that many or most properties in the area are not developed legally with permits. Most permits that have been issued predate the current access rules.

Criteria Review: CCC 16.08.070(F) Findings requires the Planning Commission to find that the criteria for temporary quarters for home construction in CCC 16.08.070(B)4 are met. The applicant has a burden of proof to provide evidence supporting the request. The criteria are:

"On a lot or parcel when the temporary living quarters are parked on the same parcel of land and utilized as a temporary residence during the construction or placement, renovation, or remodel of an on-site permanent dwelling. The temporary use permit shall be subject to yearly renewals and shall terminate upon expiration of the building permit or within thirty (30) days of the issuance of a certificate of occupancy or if the Planning Commission denies the renewal. Each yearly renewal will require evidence of substantial progress toward the construction or placement of the permanent residence in order to be granted."

The RVs are NOT currently set up. The applicant verbally indicated that the model years of the RVs are ~1982 (and recently renovated) and ~2012. The application proposes that the home can be built in about 2 years, with the septic system, well, solar, and foundation done in the first year. The RV will be located near the center of the parcel, with the home along the east side.

CCC 16.08.070(H) allows conditions of approval to be applied if “the use will otherwise be incompatible with other existing uses within the same general area or will constitute a nuisance or will overburden improvements or facilities.”

STAFF RECOMMENDATION:

APPROVAL

MOTION: The motion should be modified by the Planning Commission as needed.

- Based on the information provided in the application, in the staff report, and heard tonight, I move to find that the criteria found in CCC 16.08.070(F) **HAVE BEEN** met and therefore **APPROVE** the Temporary Use Permit for Temporary Quarters during home construction for Mindy Block, Chris Ebsen, and Sharron Wolcott at 15181 Hoover Drive (APN 006-122-67). This approval is subject to conditions, as listed in the Staff Report.

Recommended Conditions (NOT PART OF MOTION): Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended to be included with any approval:

- 1) This temporary use permit is subject to annual renewal. ***The applicant must show substantial progress of home construction during the annual review hearing.***
- 2) The temporary quarters must comply with Churchill County Code, including but not limited to:
 - a. Improvements shall be made to Hoover Drive to meet physical access standards, as determined by the Fire Marshall.
 - b. The temporary quarters must use temporary construction practices. It may not be placed on a permanent foundation; and must use the existing water well, power supply, and septic system unless deemed infeasible by the Building Dept.
- 3) All required Building Department approvals and safety certificates must be obtained:
 - a. Any permit necessary for the setup of the temporary quarters must be obtained, adequate water, sewage, and electrical services shall be provided, and required inspections of service connections shall be passed.
 - b. All necessary permits for new home construction/placement must be obtained.
- 4) The first on-site improvement shall be a septic system to serve the temporary quarters and the future home.
- 5) Once home construction is complete enough to allow habitation, the RV must be disconnected from sewer/water/electric services and made lawful at its subsequent location.

Application:	<u>Temporary Use Permit</u>	Use Listing:	<u>Temporary Quarters for Caretaker</u>
Applicant:	<u>Larry & Tammy Lester</u>	Owner:	<u>Larry & Tammy Lester</u>
Site:	<u>1672 Soda Lake Road (APN 008-211-76) – 5 ac.</u>		
Designations:	<u>Master Plan – Urbanizing // Zoning – A-5</u>		

Summary: The applicant already has a TUP for caretaker purposes. This request is to change the person needing care and living in the temporary unit.

The temporary quarters is a 1993 manufactured home that is already on the property and was used for a different person who has moved on. The Lesters are the caretakers living in the main home. A sister, Roxanne Davis, is the person requiring care. Documentation of 100% disability is provided. The sister can take care of herself, but needs someone nearby to assist her.

The site plan is misleading in that the primary residence is near Soda Lake Road and greatly separated from the temporary quarters, which is near Linnie Lane. The access, sewage, and water, and power services will not change due to this request.

Criteria Review: CCC 16.08.070(F) Findings requires the Planning Commission to find that the criteria for a hardship/caretaker's quarters in CCC 16.08.070(B)3 are met. The applicant has a burden of proof to provide evidence supporting the request. The criteria are:

- "a. A residence for an aged, invalid, or physically or mentally disabled person who requires care;
- b. A residence used by an attendant caring for an aged invalid or physically or mentally disabled person"

The applicant has provided documentation to staff that the person needing care, Roxanne Davis, is unable to care for himself without assistance.

CCC 16.08.070(H) allows conditions of approval to be applied if "the use will otherwise be ***incompatible*** with other existing uses within the same general area or will constitute a ***nuisance*** or will ***overburden improvements*** or facilities."

STAFF RECOMMENDATION: **APPROVAL**

MOTION: The motion should be modified by the Planning Commission as needed.

- ☐ Based on the information provided in the application, in the staff report, and **heard tonight, I move to find that the criteria found in CCC 16.08.070 HAVE BEEN met and therefore APPROVE** the Temporary Use Permit application for Larry & Tammy Lester to change the caretaker arrangement of their existing TUP at 1672 Soda Lake Road (APN 008-211-76). This approval is subject to conditions, as listed in the Staff Report.

Recommended Conditions (NOT PART OF MOTION): Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended to be included with any approval:

1. The temporary quarters must comply with Churchill County Code.
2. When the temporary quarters is no longer needed, it must be removed from the property or otherwise made to be conforming according to county requirements.
3. This temporary use permit is subject to annual renewal providing proof that the need still exists.

Application:	Temporary Use Permit	Use Listing:	Temporary Quarters for Home Construction
Applicant:	Eric Madrigal	Owner:	Eric Madrigal
Site:	No address on Helens Way (APN 006-031-10) – 40 ac.		
Designations:	Master Plan – Agricultural // Zoning – A-10		

Project Summary: The applicant is requesting a Temporary Use Permit for Temporary Quarters during Home Construction. This application was initiated in response to an enforcement action. The planned home will be of standard construction.

The RV is proposed to be served as follows:

- Power service for the RV is not indicated on the application. The applicant and Code Compliance Official verbally indicate that a generator is used. This is acceptable for the RV. A future power service is shown on the site plan - a power pole is on Helens Way not far from the property.
- Water service for the RV is not indicated on the application. The applicant verbally indicated that water is brought in, but not how. This is acceptable for the RV. A future well is shown on the site plan.
- The RV sewage tank will be emptied by driving the RV to a dump station weekly. A future septic system is shown on the site plan.
- Road service is by Helens Way, which meets legal and physical road access standards.

Comments have been received from the Building Department. A placement permit for the RV is required, and service connections must be inspected. Obtaining permits requires the property to have an address (addresses can be obtained at the Public Works, Planning, and Building Dept.). The sewage disposal for the RV must either be connected to a septic system, or be handled according to an approved waste plan. The Building Department staff indicates that a waste plan usually takes the form of a contract for scheduled pumping by a septic company. An informal method of disposal is usually not allowed.

Criteria Review: CCC 16.08.070(F) Findings requires the Planning Commission to find that the criteria for temporary quarters for home construction in CCC 16.08.070(B)4 are met. The applicant has a burden of proof to provide evidence supporting the request. The criteria are:

“On a lot or parcel when the temporary living quarters are parked on the same parcel of land and utilized as a temporary residence during the construction or placement, renovation, or remodel of an on-site permanent dwelling. The temporary use permit shall be subject to yearly renewals and shall terminate upon expiration of the building permit or within thirty (30) days of the issuance of a certificate of occupancy or if the Planning Commission denies the renewal. Each yearly renewal will require evidence of substantial progress toward the construction or placement of the permanent residence in order to be granted.”

The 2017 RV is currently set up the parcel. The RV is located in the west of the parcel near Helens Way. The home will be located near the middle of the parcel. The application indicates that home construction will take 2-3 years. The driveway and foundation is expected to be done in the first year.

CCC 16.08.070(H) allows conditions of approval to be applied if “the use will otherwise be incompatible with other existing uses within the same general area or will constitute a nuisance or will overburden improvements or facilities.”

STAFF RECOMMENDATION:

NO RECOMMENDATION

MOTION: The motion should be modified by the Planning Commission as needed.

- Based on the information provided in the application, in the staff report, and heard tonight, I move to find that the criteria found in CCC 16.08.070(F) **HAVE BEEN** met and therefore **APPROVE** the Temporary Use Permit for Temporary Quarters during home construction for Eric Madrigal on a property on Helens Way (APN 006-031-10). This approval is subject to conditions, as listed in the Staff Report.

Recommended Conditions (NOT PART OF MOTION): Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended to be included with any approval:

- 1) This temporary use permit is subject to annual renewal. ***The applicant must show substantial progress of home construction during the annual review hearing.***
- 2) The temporary quarters must comply with Churchill County Code, including but not limited to:
 - a. The temporary quarters must use temporary construction practices. It may not be placed on a permanent foundation; and must use the existing water well, power supply, and septic system unless deemed infeasible by the Building Dept.
- 3) All required Building Department approvals and safety certificates must be obtained:
 - a. Any permit necessary for the setup of the temporary quarters must be obtained, adequate water, sewage, and electrical services shall be provided, and required inspections of service connections shall be passed.
 - b. All necessary permits for new home construction/placement must be obtained.
- 4) The first site improvement shall be a septic system to serve the temporary quarters and the future home.
- 5) Once home construction is complete enough to allow habitation, the RV must be disconnected from sewer/water/electric services and made lawful at its subsequent location.

Application:	<u>Special Use Permit</u>	Use Table Listing:	<u>Horse Boarding & Equestrian Training</u>
Applicant:	<u>Tori Robinson Horsemanship</u>	Owner:	<u>Frank Norcutt</u>
Site:	3880 Edwards Lane (APN 008-031-30) – 18.17 acres		
Designations:	Master Plan – Urbanizing // Zoning – A-10		

Project Summary: Tori Robinson originally operated her business at another location, but was recently forced to move. This application proposes to re-establish her horse boarding and equestrian training business at a new location. The business will operate out of an existing site currently set up for general agricultural operations.

The application indicates that the business operates using the corrals, arena, tack shed, access drives, and open areas at the south edge of the property. There are also multiple open-sided roof structures of substantial construction, such as a large hay cover and smaller corral covers.

During a site visit and conversations, the applicant provided additional information about the business. The applicant is the main employee, and normally spends most of the workday there taking care of the horses, as well as feeding and checking on the horses on days off. Another person sometimes assists for limited hours for some tasks like cleaning the stalls. The business operates during daytime hours every day of the week. While horses are boarded generally, most are there to be trained by the applicant for various purposes, such as a young horse learning to take a rider, teaching horses to overcome specific problems, or to train horses for specialized tasks. Sometimes a horse owner will come to the site to be trained with their horse. Sometimes a client will come to learn to ride on the applicant's horses. Some clients only come to the site to drop-off or pick-up their horse, though some come for regular visits. Veterinary visits or feed deliveries occasionally occur. The result is that customer visits are infrequent or rare, and it would be rare to have more than one person visiting at one time. The applicant is not requesting to do training classes with groups of people or to hold events, because that would trigger the need for parking and more extensive visitor facilities.

Business facilities are very rudimentary. There are no restroom facilities at the site. The tack shed serves as the office. Customer visits are rare, so there is no defined parking area other than general driveways and open areas.

There is a problem identified in this application that is more of an owner's obligation than the renter's obligation. It is summarized here for information purposes, since it involves the site review. The problem is that the open-sided buildings noted above were constructed within easements and within the road setback. If this business was not established here, the problem would still have to be addressed.

The existing tack shed obtained a building permit and meets setbacks. However, the existing roof structures were built without building permits or zoning review to check setbacks. The 3 small corral covers were placed with NO SETBACK; within or right at the edge of the 60' road easement (being a safety and liability concern); and within the 7.5' utility easement running next to the road easement (under the power lines). The large hay cover structure was placed in the range of 17-20 feet from the road easement, also within the setback. These buildings were built around 2010, at which time the setback was 30'. NV Energy indicates the power lines have existed since before the 1990s, and they would not allow structure to be proposed under their power lines. The structures are not supposed to be built in road easements or utility easements, so they need to be removed or relocated. Buildings within the setback are not allowed without a Variance. The most important element is the 3 small, roofed structures, which need to be removed or relocated. If the larger hay cover is to remain, a Variance for it must be approved. Dealing with the easement and setback issues is the responsibility of the landowner, rather than the business renting the space.

Criteria Review:

CCC 16.08.080(H) Findings: Findings from a preponderance of evidence must indicate that the proposed use:

1. Is compatible with the existing surrounding land uses and development.

Also see Criterion 5 for assessment of environmental impacts on neighbors. The surrounding land to the north, south, and west is composed of agricultural farm fields. There are mostly 10-acre residential lots to the east, and a group of 2-5 acre residential lots at the SW corner of Edwards Lane and Hillsboro Blvd. Some with residential lots also have limited agricultural activities.

The boarding of horses, being related to livestock, can be considered quasi-agricultural, and also uses the existing livestock facilities. Boarding pens are mainly located along the south property line and don't impact nearby agricultural uses.

2. Is in substantial conformance with the master plan and policies and will be constructed and operated in full compliance of this code.

The **Master Plan** establishes land use districts that are implemented by the zoning districts. The master plan designation for the site is Urbanizing. The zoning district for the site and surrounding area is A-10 agriculture. **The proposed use is an allowed use** for the zoning district in the development code's Use Table, and must be reviewed through a Special Use Permit, including signage in the A-10 zone. Most Master Plan policies are not applicable to the development of commercial uses or are neutral in terms of general commercial activity. A consistent theme throughout the Master Plan policies is to protect agricultural uses. The main applicable section in the Master Plan is Chapter 11 Land Use, which requires protection of the community from new development.

GOAL LU 2 All new development must be comprehensively designed to ensure a sustainable, safe, and healthy environment that integrates into the surrounding neighborhoods.

Policy LU 2.1 In reviewing any development proposal Churchill County shall consider issues of community character, balance, sustainability, environmental impact, safety, aesthetics, and efficient service provision.

Also see compatibility issues discussed under criterion 1, above. See criterion 5 regarding environmental impacts. The proposed development must conform with the County Development Code. Conditions of approval will address specific issues, including:

- **Office, Restrooms, Sewer, and Water:** There are no human facilities, septic system, or water well, existing or proposed for the business site. Office and restrooms are normally needed for visitors and employees. These would also need ADA handicapped facilities too. However, visitors are rare and there are no employees other than the owner, making the business operate more similarly to home business. In addition, the quasi-agricultural nature of the business would reduce the need for human facilities.

If approved, Staff would recommend that this business be treated more similarly to a home business, with conditions of approval to limit the scope of the business to be more agricultural than commercial so that such facilities are not needed. Specifically, employees other than the owner should not be allowed, and visits by groups of people should not be allowed. This would mean the business owner and visitors need to address restroom needs before or after visiting the site, and providing drinking water on their own.

- **Parking:** Normally, the Code requires customer parking, along with disabled parking facilities. The site has no defined parking area other than driveways and open areas. A larger open area in the NW area of the business site could hold many vehicles. But the application does not demonstrate a business

need for many parking spaces. As described for human facilities, above, the business operates more like a home business and is quasi-agricultural. The parking code has no specific requirements for such situations, and the Director is responsible for determining the parking need. With conditions of approval, the Director determines that no specific parking facilities are needed beyond the existing drives and open areas.

- **Height, setbacks and easements:** No new buildings or other facilities are proposed. A road easement occupies the south 60' of the property, including the "flag-pole" segment holding part of Edwards Lane. The road easement has a 60' setback under the current code. Other utility easements run around the edges of the property, and a drain easement runs between the corrals and the farm field to the north.
- **Signage and Lighting:** Any advertising signage must be approved by the Planning Commission for businesses in the A-10 zone. No sign is proposed. Site lighting needs to meet the Lighting Code dark skies standards by directing lights downward, rather than horizontally or upward, to reduce impacts on nearby properties. No outdoor lighting is proposed.
- **Landscaping & Friction Zones:** The proposed quasi-agricultural use without new structures does not trigger landscaping requirements. Friction Zones do not apply in this zoning district.

3. *The project will be constructed and operated in a manner that will not overburden public services and infrastructure.*

There are no public sewer and water services available at the site. On-site sewer and water service exists at the residence, far north of the business site. A power line runs along the north side of Edwards Lane in a 7.5 foot wide utility easement adjacent to the road easement. Public road infrastructure is discussed below. Other public infrastructure will not be impacted by the horse boarding and training facility.

Police and fire service will be minimally impacted compared to the existing agricultural activity due to additional human use. Fire and police services are not overburdened.

4. *Adequately mitigates road and traffic impacts generated by the construction and build out of the project.*

The site is served by Edwards Lane, which is a privately maintained gravel road located in a 60 foot easement. Traffic generated from the horse boarding and training operation will be minor and will not cause impacts to road infrastructure.

5. *Does not create adverse environmental impacts, including, but not limited to, noise, glare, fumes, and odor that may be detrimental either to public health, public safety, or general welfare of the persons or property in the vicinity or the wildlife and/or natural resources.*

The potential environmental impact issues to adjacent properties are:

- (1) Dust generated from on site vehicle traffic of visitors, and from horse training can impact adjacent uses. But the impacts will be minor and similar to normal agricultural activity.
- (2) Impacts from smell and fly presence increases with livestock manure. The application states that manure is removed from pens daily, and stockpiles of manure are removed from the property weekly or more frequently. Conditions are recommended requiring this level of manure management.
- (3) Lights and night time activities can disturb neighboring residents, but such are not proposed. Conditions are recommended to limit such activity and lighting.

The small scale of the operations and conditions of approval will mitigate minor impacts.

STAFF RECOMMENDATION:

APPROVAL

MOTION FOR FINDINGS:

- Based on the information provided in the application, in the staff report, and heard tonight, I move to find that the criteria found in CCC 16.08.080(H) **HAVE BEEN** met and therefore **APPROVE** the Special Use Permit for Tori Robinson Horsemanship at 3880 Edwards Lane (APN 008-031-30). This approval is subject to conditions, as listed in the Staff Report.

Recommended Conditions (NOT PART OF MOTION):

Based on code requirements and issues raised during review of the project, the following conditions are recommended for any approval:

1. This application is subject to annual review to confirm conformance with County Code requirements and conditions of approval, including resolution of the buildings within easements and setbacks.
2. Approval of the Equestrian Boarding and Training facility is limited to the following. Exceeding these limits will require a new SUP:
 - a. This permit is for Tori Robinson Horsemanship only.
 - b. No employees are permitted.
 - c. No groups of visitors larger than 2 people are permitted.
 - d. Related uses such as events or group lessons are not permitted.
3. The project must be in conformance with County Code, including but not limited to:
 - a. A business license must be obtained and maintained.
 - b. All necessary building permits must be obtained.
 - c. ADA parking requirements are met if the business is operated as limited in Condition 2.
 - d. Parking requirements are met if the business is operated as limited in Condition 2.
 - e. Lighting shall meet Dark Skies requirements.
4. Animal waste will be cleaned from the horse stall daily and disposed of weekly or more frequently.
5. Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.

Consent Agenda:

NOTE: 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 commission or any citizen may request that an item be taken from the Consent Agenda, discussed and acted upon separately during this meeting.

Please review the Consent Agenda to determine if you have any concerns.

RECOMMENDED MOTION

- I move to **Approve** the Consent Agenda as submitted.
- ***[IF YOU WISH TO REMOVE ANY ITEM FOR FURTHER DISCUSSION]***
I move to ***remove Item ____*** for further discussion, and to approve the remainder of the Consent Agenda as submitted.



**CHURCHILL COUNTY
PLANNING
COMMISSION
HEARING**

September 11, 2024

Picotte, SUP Review, 2030 Reno Hwy, APN 008-361-56

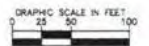
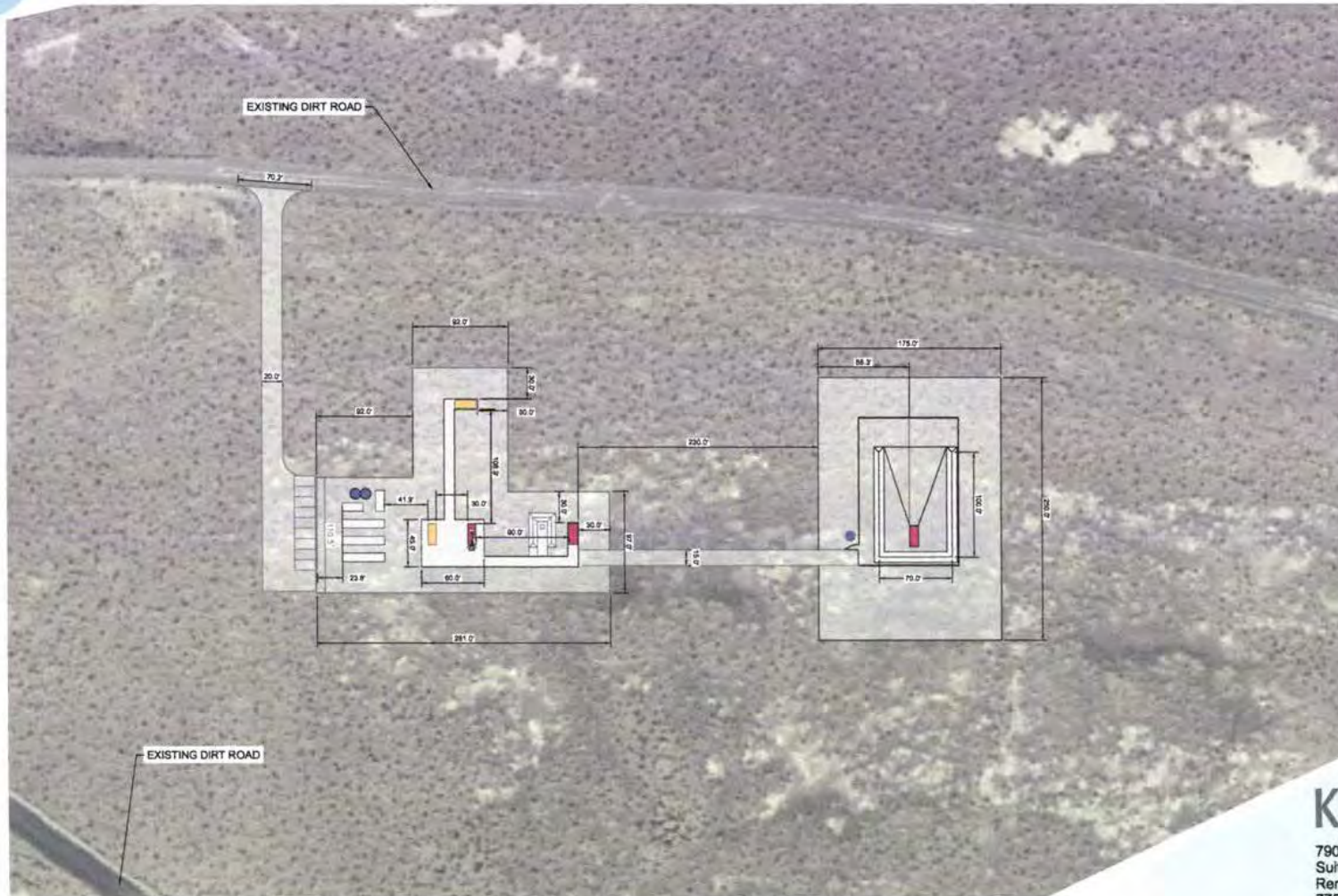




Castelion, SUP Review, northeast of Hazen, APN 009-291-09



July 2023



7900 Rancharrah Parkway
Suite 100
Reno, Nevada 89511
775-200-1960

Rhodes, TUP Renewal, 2007 Soda Lake Rd, APN 008-121-81





Moran, SUP Review, 8920 Ara Ln, APN 007-151-85





Hunter, TUP Renewal, 4432 Benson Ln, APN 006-631-27





BENSON LN

006-631-27

Brimm, SUP Application, 14066 Carson Hwy, APN 007-071-47





007-071-47

54

CARSON HWY

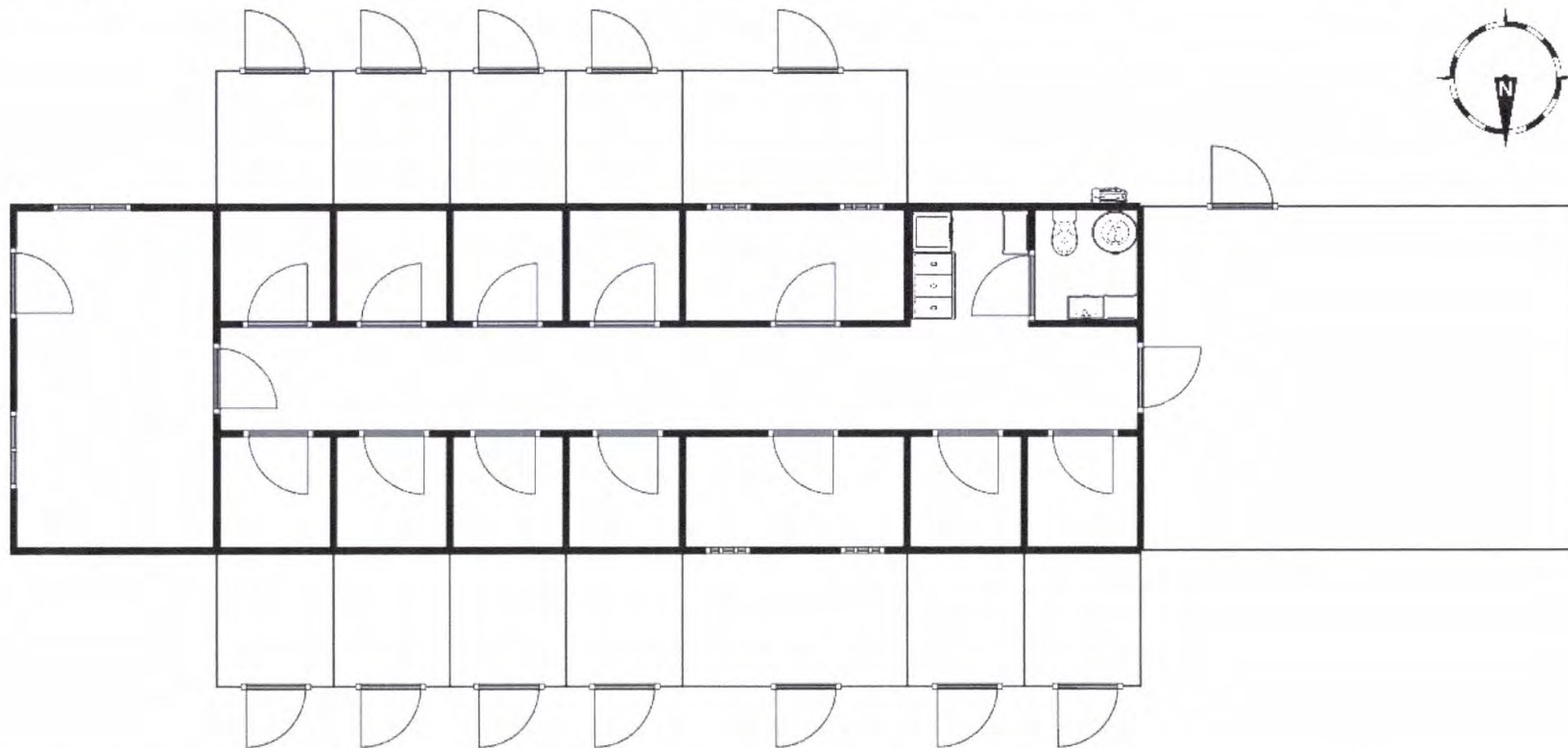




8' 11 3/4" 5' 3" 5' 3" 5' 3" 5' 3" 10' 3" 5' 4" 4' 8" 19' 9 1/8"



15' 4" 8'



8' 11 3/4" 5' 3" 5' 3" 5' 3" 5' 3" 10' 3" 5' 3" 5' 3 1/8" 19' 9 1/8"

71' 10 1/8"

15' 7" 28' 2"

Brimmstone Canine Retreat

A rural dog boarding experience.



(775) ### - ####



NNRC, Variance Application, 7162 California St-Hazen, APN 009-251-84







006-122-67



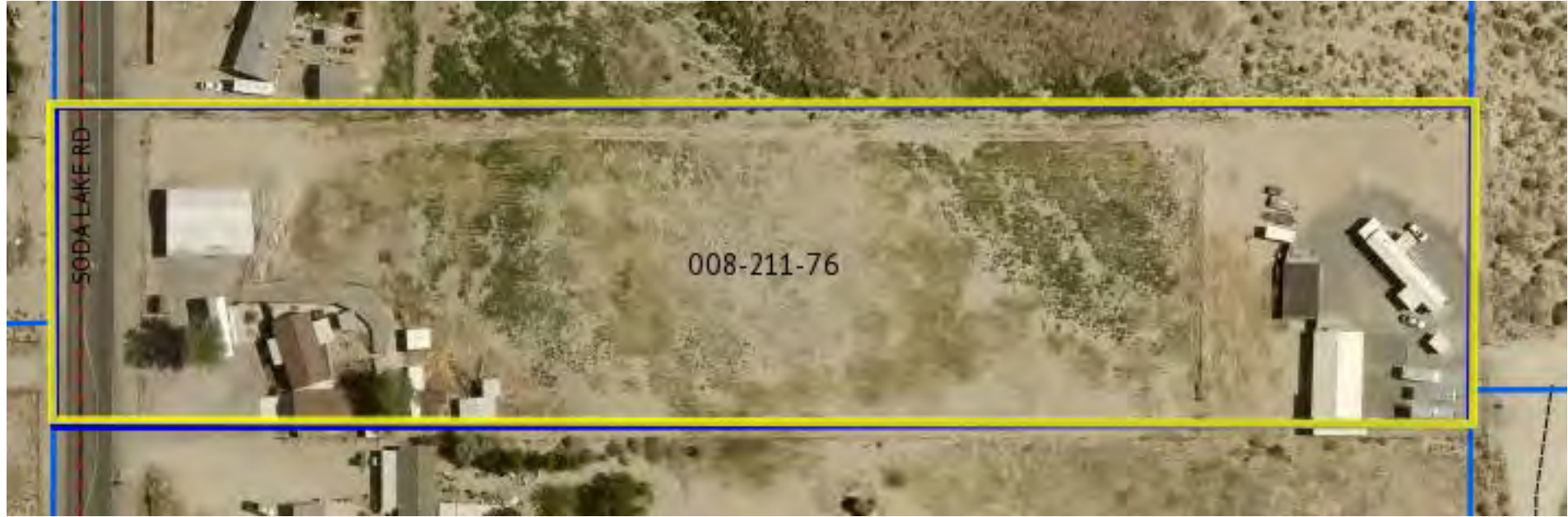
Well is Undetermined as of 8/2/24

Lester, TUP Application, 1672 Soda Lake Rd, APN 008-211-76

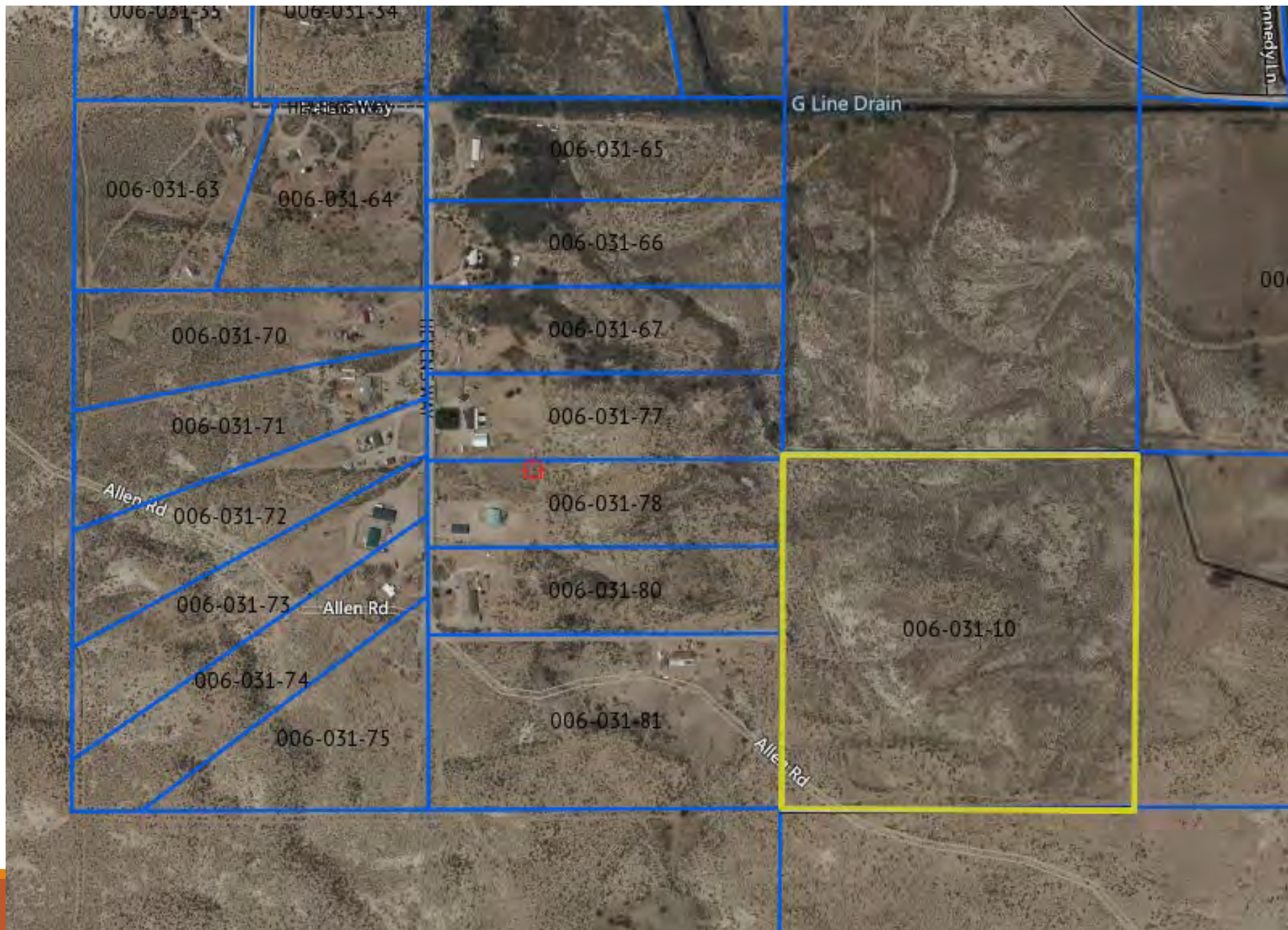


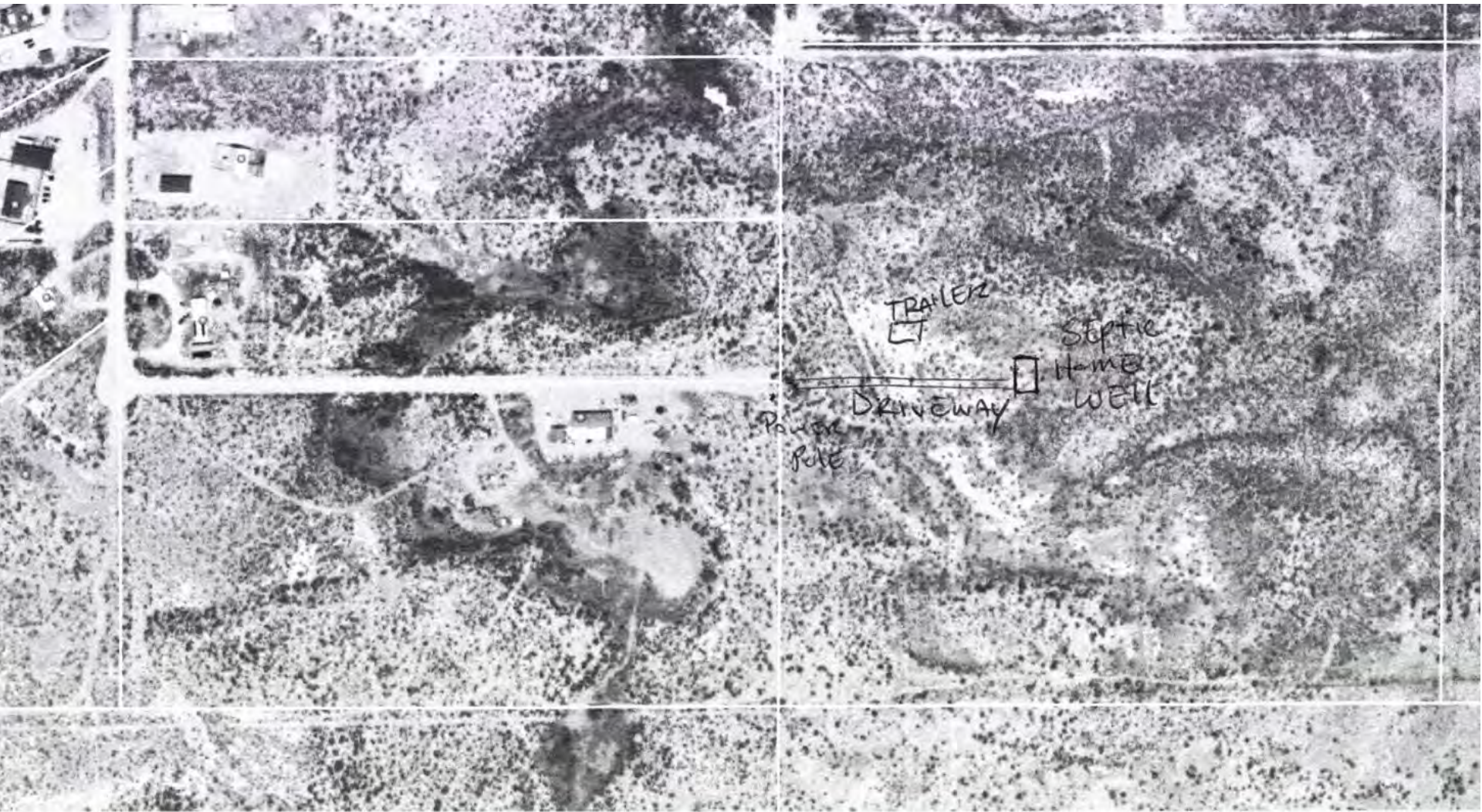
SODA LAKE RD

008-211-76



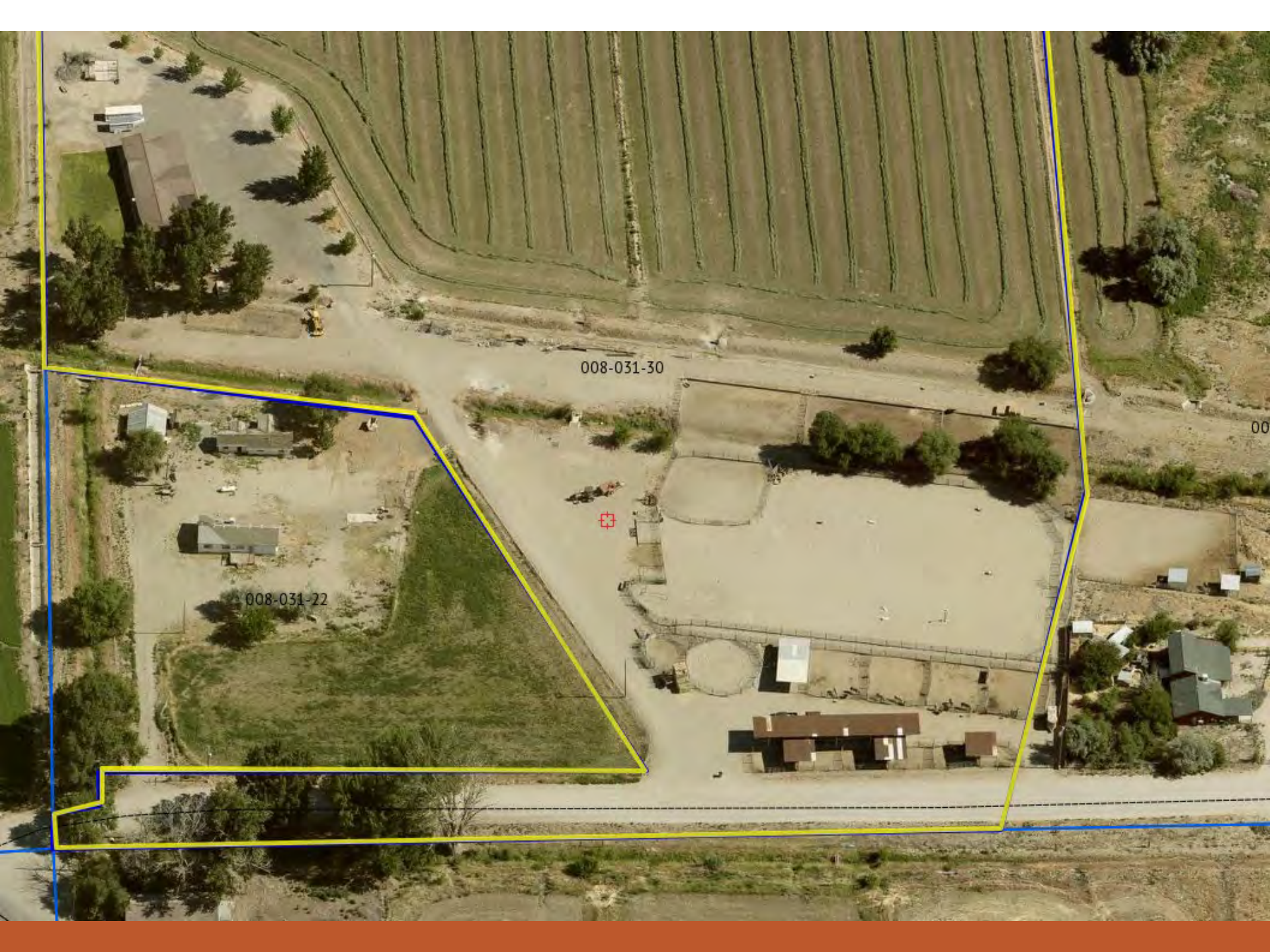
Madrigal, TUP Application, Helens Way, APN 006-031-10





Robinson, SUP Application, 3880 Edwards Ln, APN 008-031-30





008-031-30

008-031-22



R Drain

R Drain

R Drain

Parking

Round Pen

Arena

Stall

Round Pen

Tack Shed

Stalls

Parking

Driveway

Stalls

8880

Edwards Ln

Edwards Ln

Edwards Ln

Consent Agenda



Churchill County Building Department

August 21, 2024

Churchill County Department of Public Works, Planning and Zoning
155 North Taylor Street, Suite 194
Fallon, Nevada 89406

RE: COMMENTS PERTAINING TO SPECIAL USE PERMIT APPLICATION FOR BRIMM, 14066 CARSON HWY, 007-071-47

Construction projects in which the owner is not building or improving a structure for residential use only are required to have an appropriately licensed contractor oversee all work performed pursuant to NRS 624.

All plans and construction must meet or exceed the currently adopted Building Codes per Churchill County Code. No work or construction may be performed until the issuance of a building permit by the Churchill County Building Department.

All commercial businesses with employees and/or public access are required to have means of accessibility for persons with disabilities. These requirements include but are not limited to the following items:

- Means of Egress
- Parking
- Restrooms

Considering this project includes construction of a building for business purposes, additional requirements include but are not limited to:

- Metal building plans stamped by a licensed Nevada Engineer certifying they meet Churchill County Design Criteria.
- All plans are drawn by the hired licensed contractor or a Nevada Licensed Engineer.

The property is large enough to accommodate a second septic system. However, Churchill County Building Department has no jurisdiction over septic systems installed on commercial property or for commercial use. All designs, installations, and inspections must be performed by a State of Nevada licensed engineer. All permitting must be done by the Nevada Department of Environmental Protection (NDEP).

Should there be any questions, please contact our office.

Churchill County Building Department

155 N Taylor St
Suite 170
Fallon, NV 89406

Phone 775-428-0264
Fax 775-423-8185
www.Churchillcountynv.gov

Churchill County, NV is an equal opportunity provider and employer

From: myoung@fallonfire.org
To: [Planning Admin](#)
Subject: RE: September 11, 2024 Churchill County Planning Commission hearing item - Brimm, 14066 Carson Hwy, SUP for Dog Kennel
Date: Friday, August 23, 2024 10:25:53 AM

Caution: This email originated from outside of the Churchill County organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department.

Diane,

According to National Fire Protection Association 150 Fire and Life Safety in Animal Housing Facilities Code, which has been adopted by the State of Nevada, this facility may be required to have a partial sprinkler system installed.

Applicant should contact the State Fire Marshals plan review office to determine what, if any, requirements may need to be met prior to construction beginning.

There are no other issues for the fire department with this application

Regards,

Mitch Young

Fire Marshal, FCFD

Office 775 423-6521 ext. 2

Cell 775 427-7911

From: Planning Admin <planning-admin@churchillcountynv.gov>

Sent: Monday, August 19, 2024 10:20 AM

To: D2Traffic@dot.nv.gov; jgraham@dot.nv.gov; Buildings <buildings@churchillcountynv.gov>; myoung@[fallonfire.org](mailto:myoung@fallonfire.org) <myoung@fallonfire.org>

Cc: Dean Patterson <dean.patterson@churchillcountynv.gov>; Randy Hines <Randy.Hines@churchillcountynv.gov>

Subject: September 11, 2024 Churchill County Planning Commission hearing item - Brimm, 14066 Carson Hwy, SUP for Dog Kennel

Importance: High

Attached is a copy of the application for a special use permit for a dog kennel proposed by Brandon Brimm at 14066 Carson Hwy, Fallon, NV. Please review and submit any comments or questions to our office as soon as possible.

Diane Moyle

Administrative Assistant

planning-admin@churchillcountynv.gov

Public Works, Planning & Zoning Department

155 N Taylor Street, Suite 194

Fallon, NV 89406

775-423-7627 Main Phone

775-428-0259 Fax

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RECEIVED

SEP 6 2024

Churchill County Public Works,
Planning & Building

11 Sep 2024

Churchill County Public Works, Planning & Building

270 S Maine St Suite A

Fallon, NV 89406

Attn: Randy Hines

Subject: Dog Kennel Special Use Permit for 14066 Carson Hwy Parcel Number 007-071-47

My Wife and I have the following concerns for the Special Use permit referenced above.

1. Noise from barking of the dogs. We have no natural trees in the area and the area is flat so there is nothing to mitigate the sound. It travels very well out here.
2. Water well concerns. There usage of water will greatly increase with 12 stalls that will need to be cleaned on a regular basis. This will put an additional burden on the Aquafer system that we are all using in this area.
3. Home values. We believe this project will have a negative effect on home values in this area. Anyone in the area selling a home will need to disclose there is a Dog Kennel in the area and we believe this could have 5 to 10 percent negative impact on home values.

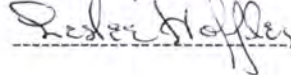
In view of the above concerns, we cannot support the above Special Use Permit and we ask that the permit be denied.

Sincerely,

Fred & Leslee Hoffler

14373 Carson Hwy

Fallon, NV 89406



JOE LOMBARDO
Governor

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION
310 Galletti Way
Sparks, Nevada 89431

TRACY LARKIN THOMASON, P.E.
Director

August 26, 2024

Churchill County Planning Division
155 N Taylor St, Suite 194
Fallon, NV 89406
Attention: Diane Moyle

SENT VIA ELECTRONIC MAIL

RE: Dog Boarding Kennel Special Use Permit

Dear Ms. Moyle,

Nevada Department of Transportation (NDOT) District II staff has reviewed the application received via e-mail on August 19th, 2024, and provides comments accordingly.

Dog Boarding Kennel Description - A request has been made to acquire a special use permit for 13.3 acres land on the property with an existing residential building and a make new building with 832 sq ft shop for housing for the dogs. The Churchill County Parcel number for the property is 00707147 with the nearest intersection being Carson Highway.

NDOT comments:

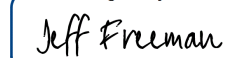
1. The project proposes work directly adjacent and regional access to Carson Highway. Carson Highway is an NDOT maintained facility and is officially designated as US 50 and functionally classified as a Principal Arterial in the project vicinity.
2. Since the site is located directly adjacent to US 50 and has the potential to effect area drainage patterns, the applicant will be required to obtain an occupancy permit from NDOT for any drainage encroachments.
3. The provisions of Nevada Revised Statute 405.020, 405.030 and 405.110 and Nevada Administrative Code 410.440 prevent the placement of any advertising signs within state highway right of way or roads which are owned or controlled by the Nevada Department of Transportation (NDOT). In addition, the federal and state "Highway Beautification Acts" limit the placement of any sign on private property if that sign is located within 660 feet of a national Highway System route.
4. All work proposed within the US 50 Right of Way will require an encroachment permit and must comply with NDOT's Standard Plans, Access Management System and Standards, Terms and Conditions Relating to Right-of-Way Occupancy Permits, and the Drainage Manual current version at the time of application. Please contact the NDOT

District II Permits Office at (775) 834-8330 for information about obtaining NDOT occupancy permits.

5. This letter does not provide for approval or disapproval of any improvements proposed by the project. NDOT review during the occupancy permit process may result in modification to the proposed improvements or denial.
6. The State defers to municipal government for land use development decisions. Public involvement for community development related improvements within NDOT right of way should be considered during the municipal land use development process. Significant improvements proposed within NDOT right of way may require additional public involvement. It is the responsibility of the applicant to perform such additional public involvement.

Thank you for the opportunity to review this application. NDOT reserves the right to incorporate further changes and/or comments as these applications and design reviews progress. Should you have any questions, please contact Jeff Graham at (775) 834-8382.

Sincerely,

DocuSigned by:

EEF9C06ADD034C7...

Jeff Freeman, PE
Engineering Services Manager
District II

JF:dr

Cc: Bhupinder Sandhu – DII District Engineer
Jeff Graham – Traffic Engineer
District II Traffic Engineering Distribution List
Churchill County Planning Division



Churchill County Building Department

August 21, 2024

Churchill County Department of Public Works, Planning and Building
270 S Maine St Suite A
Fallon, Nevada 89406

RE: COMMENTS PERTAINING TO A TEMPORARY USE PERMIT APPLICATION FOR BLOCK EBSEN
WOLCOTT, 15181 HOOVER DR, 006-122-67

If the Temporary Use Permit is approved, the Churchill County Building Department requires the following within 30 days of TUP approval.

- A placement permit must be applied for and issued for the recreational vehicle.
This is a \$200.00 fee.
- The electric connection to the recreational vehicle must be inspected and approved by the Churchill County Building Department.
- The septic connection to the recreational vehicle must be inspected and approved by the Churchill County Building Department or an approved waste plan until a septic system is constructed.

Should there be any questions, please contact our office.

Churchill County Building Department

155 N Taylor St
Suite 170
Fallon, NV 89406

Phone 775-428-0264
Fax 775-423-8185
www.Churchillcountynv.gov

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SEP 5 2024

Churchill County Public Works,
Planning & Building

September 3, 2024

To Churchill County Planning Commission:

RE The Temporary Use Permit For The Owners
At 15181 Hoover Dr (APN 006-122-67 Block,
Ebsen + Walcott); I Do Not Object To Them
Living In RVs While They Build A Residence.
I Am Kitty Corner At 15250 Donmovin Way.

Sincerely,

Mary C Jenrick

MARY E JENRICK



Churchill County Building Department

August 21, 2024

Churchill County Department of Public Works, Planning and Building
270 S Maine St Suite A
Fallon, Nevada 89406

RE: COMMENTS PERTAINING TO A TEMPORARY USE PERMIT APPLICATION FOR MADRIGAL,
HELENS WAY, 006-031-10

If the Temporary Use Permit is approved, the Churchill County Building Department requires the following within 30 days of TUP approval.

- A placement permit must be applied for and issued for the recreational vehicle.
This is a \$200.00 fee.
- The electric connection to the recreational vehicle must be inspected and approved by the Churchill County Building Department.
- The septic connection to the recreational vehicle must be inspected and approved by the Churchill County Building Department or an approved waste plan until a septic system is constructed.

Prior to issuance of any permits, an address certificate must be issued.

Should there be any questions, please contact our office.

Churchill County Building Department

155 N Taylor St
Suite 170
Fallon, NV 89406

Phone 775-428-0264
Fax 775-423-8185
www.Churchillcountynv.gov

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From: myoung@fallonfire.org
To: [Planning Admin](#)
Subject: RE: September 11, 2024 Planning Commission hearing item - Madrigal, TUP for home construction, Helen's Way
Date: Friday, August 23, 2024 10:13:39 AM

Caution: This email originated from outside of the Churchill County organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department.

Diane,
No access issues for this TUP.
Regards,
Mitch Young
Fire Marshal, FCFD
Office 775 423-6521 ext. 2
Cell 775 427-7911

From: Planning Admin <planning-admin@churchillcountynv.gov>
Sent: Monday, August 19, 2024 10:25 AM
To: Buildings <buildings@churchillcountynv.gov>; myoung [fallonfire.org](mailto:myoung@fallonfire.org) <myoung@fallonfire.org>
Subject: September 11, 2024 Planning Commission hearing item - Madrigal, TUP for home construction, Helen's Way
Importance: High

Attached is a copy of the application for a temporary use permit for temporary quarters during home construction at the end of Helen's Way, APN 006-031-10 (no address). Please review and submit any comments or questions to our office as soon as possible.

Diane Moyle

Administrative Assistant
planning-admin@churchillcountynv.gov
Public Works, Planning & Zoning Department
155 N Taylor Street, Suite 194
Fallon, NV 89406
775-423-7627 Main Phone
775-428-0259 Fax
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CHURCHILL COUNTY PLANNING COMMISSION MEETING
155 North Taylor Street, Commission Chambers
September 11, 2024 at 7:00 p.m.

Name – PLEASE PRINT	For Which Agenda Item	Contact Info
Brandon Brimm	Special Use Permit	(775) 550-8048
Dailyn Ambroz	Old Business (B)	710-344-9195
V.L. Anseloni	AM	775-722-5309
Chris Pazzola	Spec Use Perm	775 225-1252
Robert Hunter	Spec Use Perm	775 443-7168
Chris EBSER	spec use perm	775 315-0479
Mindy Black	Spec Use Perm	775-431-4131
Shannon Wolcott	" " "	775-443-5790
Erin Stever		NAS Fallon CPHO office
RICHARD DAY	SPEC USE	775 867 2911
Coy Byington	Spec use	775 217 1790
Angelina Byington	Spec use	775 217 1790
Antonio + Nancy Moran	Spec use	775 217 4456
Tammie Lester	TUP	775 217- 580 5811
Richard Bishop	Spec use	775-428-2811
Julie Martin	Application spec	775-427-5481
U Martin, James K	Application spec use	775 427-5482
ToriAnn Robinson	Special use permit	651-239-2125
Jacob Robinson	" " "	707-720-3470
Monique Bianchini	" " "	775 495-0927
Kenny Lori Rhodes	Temp Use Permit	775 346 9219
Eric MADRIGAL	TRAILER	775 452 9757
Dina Hepworth		775 217 3231
Scott Eckert		775 427 2617
Josh Bush	NMRC	470-312-4212

**EVERYONE PLEASE SIGN IN & PRINT
YOUR INFORMATION**

CHURCHILL COUNTY PLANNING COMMISSION MEETING
155 North Taylor Street, Commission Chambers
September 11, 2024 at 7:00 p.m.

[illegible]

**EVERYONE PLEASE SIGN IN & PRINT
YOUR INFORMATION**