



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

270 S. Maine Street, Suite A

Fallon, Nevada 89406

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Fax: (775) 428-0259

E-mail: planning-admin@churchillcountynv.gov

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

AGENDA
PLEASE POST

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

DATE & TIME: November 13, 2024 at 6:00 PM

TYPE OF MEETING: Regularly Scheduled Planning Commission Meeting

Live Webcasting:

<https://www.youtube.com/@churchillcounty/streams>

If you wish to make public comment, you may make them in person at the meeting or via e-mail, no later than 4:30 PM the day before the meeting, to: planning-admin@churchillcountynv.gov and planning-bl@churchillcountynv.gov.

Notes:

- I. These meetings are subject to the provisions of Nevada Open Meeting Law (NRS Chapter 241). Except as otherwise provided for by law, these meetings are open and public.***
- II. Action will be taken on all Agenda items, unless otherwise noted.***
- III. The Agenda is a tentative schedule. The Planning Commission may act upon Agenda items in a different order than is stated in this notice – so as to affect the people's business in the most efficient manner possible.***
- IV. In the interest of time, the Planning Commission reserves the right to impose uniform time limits upon matters devoted to public comment.***
- V. Any statement made by a member of the Planning Commission during the public meeting is absolutely privileged.***
- VI. All persons participating in the meetings are put on notice that an audio and video recording is made of these meetings.***

AGENDA:

- 1. Call to Order.**
- 2. Pledge of Allegiance.**
- 3. Public Comment.**
- 4. Verification of the Posting of the Agenda.**
- 5. Consideration and possible action re: Approval of Agenda as submitted or revised.**

6. **Verification of notification of all landowners in accordance with NRS and the Churchill County Consolidated Development Code.**
7. **Consideration and possible action re: Approval of Minutes of the meeting held on:**
 - A. October 9, 2024 Public Hearing
8. **Old Business.**
 - A. Consideration and possible action re: An annual review of the special use permit that was granted to Safety-Kleen Systems, Inc. on November 8, 2023 for an existing motor oil re-refinery facility to increase throughput and to install a new hydrogen generator. The property is located at 22211 Bango Road, Assessor's Parcel Numbers 007-071-80 & 007-071-81. The Planning Commission required an annual review of this permit to ensure that the conditions for approval have been met.
 - B. Consideration and possible action re: An annual review of the special use permit that was granted to Cheek Construction on November 8, 2023 for off- premises, outside storage. The property is located at 9895 Carson Highway, Assessor's Parcel Number 007-171-76. The Planning Commission required an annual review of this permit to ensure that the conditions for approval have been met.
 - C. Consideration and possible action re: An annual review of the special use permit that was granted to Omaha Track, Inc. on July 13, 2022 for a rail based services facility. The property is located at 1006 Nevada Street, Assessor's Parcel Numbers 009-251-74, 009-251-86 & 009-251-88. The Planning Commission required an annual review of this permit to ensure that the conditions for approval have been met.
 - D. Consideration and possible action re: A temporary use permit renewal application for temporary quarters during home construction filed by Keary Basford. The property is located at 895 Howard Place, Assessor's Parcel Number 007-851-19. This permit originated on 8/12/2020. The Planning Commission had granted a three (3) month renewal at the August 14, 2024 meeting and requested the applicant show significant progress. The applicant requests a renewal to give him time to complete the construction of the residence.
9. **New Business:**
 - A. Consideration and possible action re: An application for a variance from the paving requirement for a parcel map in Churchill County Code 16.12.040.2.A.4 filed by Cindy Troxel & Bernard Ponte for Ponte Family Trust. The property is located at 1250 Rice Road, Assessor's Parcel Number 008-272-03, consisting of 66.29 acres in the E-1 zoning district. The applicant proposes to divide a 3.6 acre lot from the parcel and requests a variance from the paving requirement.
 - B. Consideration and possible action re: A special use permit application for a home based horse boarding business filed by Shalena Hoisington for Benchmark Ranch. The property is located at 425 Bench Road, Assessor's Parcel Number 007-111-50, consisting of 21.04 acres in the A-10 zoning district.
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.
 - A. Consideration and possible action re: Termination of a special use permit previously granted on August 14, 2024 for Fleet Vehicle Parking/Maintenance and Long Term

Parking for Ivan Rudkevich, Mountain Rock, LLC. The property is located at 2528 Resource Drive, Assessor's Parcel Number 009-251-63. *The sale of the property fell through, and the applicant is seeking a different location. This permit is no longer needed for this location. A new permit application would be required for the new location.*

- B. Consideration and possible action re: Clarification for special use permits issued to C.A. Simon and Associates, Inc, on behalf of Williams Communications, LLC. A special use permit for a fiberoptic regeneration station was previously granted for a location off the Lovelock Highway, Assessor's Parcel Number (APN) 004-091-07 on April 14, 1999. The company decided not to move forward with this location, and they subsequently applied for another special use permit off Interstate 80, Exit #65, Nightingale, Assessor's Parcel Number (APN) 004-031-28, which was granted on October 13, 1999. A Notice of Final Action (NOFA) was completed for the permit granted in April 1999; however, there was not one completed for the new permit granted in October 1999, and the permit for the Lovelock Highway location was never terminated. In order to clarify the records, the special use permit granted for the Lovelock Highway location, APN 004-091-07, needs to be terminated; and a NOFA for the special use permit granted for the Interstate 80 location, APN 004-031-28, needs to be recorded.

11. Public Comment.

12. Adjournment.

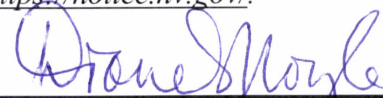
13. Appendix.

Supporting Documentation

STATE OF NEVADA)
 : ss.
County of Churchill)

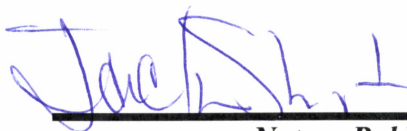
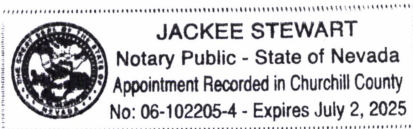
*I, Diane Moyle, Administrative Assistant, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the **6th day of November 2024**, between the hours of 2:30 p.m. and 5:00 p.m., at the following locations in Churchill County, Nevada:*

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



Diane Moyle, Administrative Assistant

Diane Moyle, Administrative Assistant, who was subscribed and sworn to before me this 6th day of November 2024.



Notary Public

Endnotes:

Disclosures:

**Churchill County is an equal opportunity provider and employer.*

Accommodations/Nondiscrimination:

**In accordance with federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its agencies, offices, employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies or complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g. Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible agency [(775)423-4092] or USDA's TARGET Center at (202)720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800)877-8339. Additionally, program information may be available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at: http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the Complaint Form, call (866)632-9992. Submit your completed form or letter to USDA by:*

1. Mail: U.S. Department of Agriculture
Office of the Assistant Secretary for Civil Rights
1400 Independence Avenue, SW
Washington, D.C. 20250-9410;
2. Fax: (202)690-7442; or
3. Email: program.intake@usda.gov.

Procedures:

**The public meetings may be conducted according to rules of parliamentary procedure.*

**Persons providing public comment will be asked to state their name for the record.*

**The Churchill County Planning Commission reserves the right to restrict participation by persons in the public meeting where the conduct of such persons is willfully disruptive to the people's business.*

**All supporting materials for this Agenda, previous Agendas, or Minutes are available by requesting a copy from the Public Works, Planning and Zoning office, 775-423-7627. During the meeting, there will be one copy available for public inspection. Additional copies are available by making the request from the Public Works, Planning and Zoning office. You are entitled to one copy of the supporting materials free of charge.*