



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

270 S. Maine Street, Suite A

Fallon, Nevada 89406

(775) 423-7627

Fax: (775) 428-0259

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

AGENDA
PLEASE POST

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

DATE & TIME: February 12, 2025 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. January 8, 2025 Public Hearing
 - B. January 30, 2025 Workshop
8. **Old Business.**
 - A. Consideration and possible action re: Continue a postponement for an application for a variance from the minimum lot size for division of property filed by Mitzi Corkill. The property is located at 400 E Corkill Lane, Assessor's Parcel Number 006-831-35, consisting of 10.28 acres in the A-10 zoning district. The applicant proposes an approximate 1.7 acre parcel for a family member to build a residence near the family farm and a remaining approximate 8.6 acre parcel. *This application was postponed from the October 9, 2024 Planning Commission meeting to allow the applicant to work through the department with the Navy regarding their desire to divide the conservation easement property for this homesite, which would negate the need for this permit. It is requested to continue the postponement for another three (3) months.*
9. **New Business:**
 - A. Consideration and possible action re: A Sending Site application filed by C & A Rentals LLC. The property is located off the Schurz Highway, Assessor's Parcel Number 006-092-16, consisting of approximately 72.53 acres with approximately 59.47 irrigated water rights in the A-10 zoning district. The applicant proposes to establish a sending site and place a conservation easement on the property.
 - B. Consideration and possible action re: A Sending Site application filed by Arthur Peel. The property is located at 9350 Pasture Road, Assessor's Parcel Number 006-092-07, consisting of approximately 193.9 acres with approximately 155.32 acres of irrigated water righted property. The applicant proposes to establish a sending site and place a conservation easement on the property.
 - C. Consideration and possible action re: A special use permit application for a home based business filed by Leslie Beach. The property is located at 6755 Reno Highway, Assessor's Parcel Number 008-141-18, consisting of 0.77 acres in the C-2 zoning district. The applicant proposes to conduct a real estate office from her residence with an advertising sign and customer traffic.
 - D. Consideration and possible action re: A special use permit application for a home based business filed by Jennifer Clark. The property is located at 6150 Cox Road, Assessor's Parcel Number 008-113-54, consisting of 12.5 acres in the A-10 zoning district. The applicant proposes to operate a dog training and boarding facility for 10 or less dogs.
 - E. Consideration and possible action re: A special use permit application for a rail-based services facility filed by Tactical Cleaning Acquisition, LLC. The property is located at 17127 Inland Port Drive, Assessor's Parcel Number 009-251- 77, in the Industrial zoning district. The applicant proposes to establish a liquid butane transloading facility.
 - F. Consideration and possible action re: A special use permit application for renewable energy geothermal drilling activities filed by Forty Mile Desert Resources LLC. The

properties are located off Nightingale Road, Assessor's Parcel Numbers 003-671-01, 003-671-02, 003-671-03, 003-671-11, 003-671-12, 003-671-13, 003-671-14, 003-671-15, 003-671-22, 003-671-23, 003-671-24, 003-671-25, 003-671-26, 003-671-27, 003-671-28, 003-671-32, 003-671-33, 003-691-05, 003-691-06, 003-691-07, 003-691-18, 004-031-24, 004-051-29, 004-051-30, 004-051-31, 004-051-32, 004-051-33, 004-051-34, 009-251-15, 009-251-24, 009-251-25, 009-251-26, 009-251-88, 009-291-06, 009-291-07, 009-291-08, 009-291-09, 009-291-10, 009-291-28, 009-291-29 & 009-291-30, in the RR-20 and Industrial zoning districts.

- 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 to Tori Robinson for a horse boarding and equestrian training facility at 3880 Edwards Lane, Assessor's Parcel Number 008-031- 30, in the A-10 zoning district. The applicant has moved and the permit is no longer needed.
- B. Consideration and possible action re: Termination of a special use permit previously granted to ORNI 32, LLC, for the Dixie Meadows Geothermal Utilization Project, on Dixie Valley Road, Assessor's Parcel Numbers 004- 211-01, 004-211-03, 004-211-04, 004-211-05, 004-551-03, 005-251-03, 005-271-03, 005-291-01 and 005-591-01, in the RR-20 zoning district. This project is not moving forward and the permit is no longer needed.

11. Future Discussion Item.

12. Public Comment.

13. Adjournment.

14. Appendix.

Supporting Documentation

STATE OF NEVADA)
 : ss.
County of Churchill)

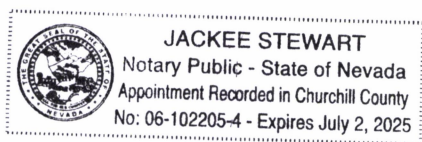
I, Diane Moyle, Administrative Assistant , do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the 6th day of February 2025, between the hours of 8:30 a.m. and 5:00 p.m., at the following locations in Churchill County, Nevada:

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



Diane Moyle, Administrative Assistant

Diane Moyle, Administrative Assistant, who was subscribed and sworn to before me this 6th day of February 2025.



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.*