



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

270 S. Maine Street, Suite A

Fallon, Nevada 89406

(775) 423-7627

Fax: (775) 428-0259

E-mail: planning-admin@churchillcountynv.gov

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

AGENDA

PLEASE POST

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

DATE & TIME: May 14, 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.

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. March 24, 2025 Special Meeting
 - B. April 9, 2025 Public Hearing
 - C. April 22, 2025 Workshop
- 8. Old Business.**
 - A. Consideration and possible action re: Review of a special use permit, SUP001068, for an Off-Premises Outdoor Storage Yard previously granted to Jared Card of Card Trucking LLC on May 10, 2023. The property is located at 2555 Beasley Drive, Assessor's Parcel Number 007-171-80 (previously 007-171-62). A condition for approval was annual review until the Planning Commission determines it is no longer necessary.
 - B. Consideration and possible action re: Review of a special use permit, SUP001086, for a home-based business previously granted to Clayton & Joleen Bryant, Dead Eye Dirtworks, on May 8, 2024. The property is located at 3205 Brookside Circle, Assessor's Parcel Number 008-421-23. A condition of approval was an annual review to determine if the scale of the operation is still appropriate for a home-based business.
- 9. New Business:**
 - A. Consideration and possible action re: A tentative parceling plan application, PC25-000003, filed by Bart Hiatt. The property is located on Boundary Road, Assessor's Parcel Number 009-071-27, consisting of 66.54 acres in the A-10 zoning district. The applicant proposes to divide the parcel into six parcels of approximately 11.0 acres each.
 - B. Consideration and possible action re: A parcel map application, PC25-000004, filed by Alex Quintana. The property is located on Cardinal Drive, Assessor's Parcel Number 008-211-94, consisting of 57.4 acres in the A-5 zoning district. The applicant proposes to divide the property into four parcels.
 - C. Consideration and possible action re: A special use permit application, SUP25-000009, for a communications tower and antennas filed by Jeremy Jordan of Precision Site Development on behalf of T-Mobile. The property is located at 25 S Harmon Road, Assessor's Parcel Number 007-932-26, consisting of 7.14 acres in the C-2 zoning district. The applicant proposes to add antennas & accessory facilities to the existing tower, which is located within the NAS Fallon Overlay.
 - D. Consideration and possible action re: A special use permit application, SUP25-000010, for a communications tower and antennas filed by Alonzo Williams of NNE Construction, Inc. on behalf of CC Communications. The property is located at 16799 Carson Highway, Assessor's Parcel Number 007-021-65, consisting of 1680.3 acres in the RR-20 zoning district. The applicant proposes to construct a new telecommunications tower with antennas.
 - E. Consideration and possible action re: A special use permit application, SUP25-000011, for crop processing and storage filed by Alex Peden. The property is located at 1450 McLean Road, Assessor's Parcel Number 008-731-04, consisting of 6.31 acres in the A-5 zoning district. The applicant proposes to convert a vacant grain handling facility into a wood pellet production facility. The application includes a request to be considered similar to grain processing rather than timber processing.

F. Consideration and possible action re: A special use permit application, SUP25-000012, for expansion of the rail based services facility filed by Gerred Laake of ARCO National on behalf of IRG Realty Advisors. The property is located at 17127 Inland Port Drive, Assessor's Parcel Numbers 009-251-77 & 009-251-78, in the Industrial zoning district. The applicant proposes the addition of a 238,680 square foot warehouse at the rail industrial park.

10. Update related to code and master plan changes.

11. Consent Agenda: All matters listed under the Consent Agenda are considered routine and may be acted upon by the Planning Commission with one action and without an extensive hearing. Any member of the board or any citizen may request that an item be taken from the Consent Agenda, discussed, and acted upon separately during this meeting.

No Items.

12. Public Comment.

13. Adjournment.

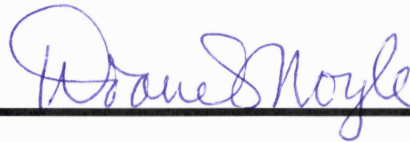
14. Appendix.

Supporting Documentation

STATE OF NEVADA)
 : ss.
County of Churchill)

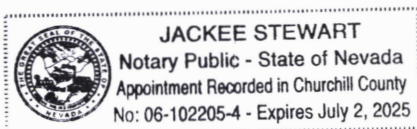
*I, Diane Moyle, Administrative Assistant, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the **8th day of May 2025, between the hours of 8:30 a.m. and 5:00 p.m.**, at the following locations in Churchill County, Nevada:*

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 **8th day of May 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, audiotope, American Sign Language, etc.) should contact the responsible agency [(775)423-4092] or USDA's TARGET Center at (202)720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800)877-8339. Additionally, program information may be available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at: http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the Complaint Form, call (866)632-9992. Submit your completed form or letter to USDA by:*

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

Procedures:

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

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

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

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