



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

270 S. Maine Street, Suite A

Fallon, Nevada 89406

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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: July 9, 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. June 11, 2025 Public Hearing

B. June 24, 2025 Joint Workshop with Planning Commission and Board of County Commissioners

8. Old Business.

A. Consideration and possible action re: Review of a special use permit, SUP1094, previously granted to Northern Nevada Research Co, LLC, for expansion of an explosion combustion testing facility at 7162 California Street, Assessor's Parcel Number 009-251-84. One of the conditions for approval was a review in one year to show progress on meeting conditions of approval and code requirements.

B. Consideration and possible action re: Review of a special use permit, SUP1103, previously granted to NV Energy for Phase I of the Sierra Solar renewable energy facility on Sagehen Creek Road, Assessor's Parcel Numbers 004-331-01, 004-331-11, 004-351-02, 004-351-03, 004-351-04, 004-351-05, 004-351-07, 004-351-08, 004-351-09, 004-351-10, 004-351-11, 004-351-14, 004-351-15, 004-351-16, 004-351-21, 004-351-22, and 004-351-36. One of the conditions for approval was an annual review until the Planning Commission determines that annual review is no longer necessary.

9. New Business:

A. Consideration and possible action re: A home business special use permit application, SUP25-18, filed by Joshua & Carolyne Bolt for Claws Nail Studio. The property is located at 240 Clover Drive, Assessor's Parcel Number 006-751-27, consisting of 5.0 acres in the A-5 zoning district. The applicants propose to establish a nail studio operated between 8:00 a.m. and 10 p.m., one employee, and customer visits on appointment.

B. Consideration and possible action re: A home business special use permit application, SUP 25-19, filed by Taggart Garland for Stampede Rentals. The property is located at 4185 Saint Clair Road, Assessor's Parcel Number 006-311-26, consisting of 4.34 acres in the A-5 zoning district. The applicant proposes to establish a yard waste container rental and disposal business.

C. Consideration and possible action re: A special use permit application, SUP25-20, filed by Amanda Hammond for Veritas Preparatory School. The property is located at 665 Sheckler Road, Assessor's Parcel Number 006-191-22, consisting of 5.0 acres in the A-5 zoning district. The applicant proposes an expansion of the existing school using modular classrooms.

D. Consideration and possible action re: A home business special use permit application, SUP 25-21, filed by Crystal Taliaferro for 911 Water. The property is located at 1505 McLean Road, Assessor's Parcel Number 008-731-03, consisting of 2.0 acres in the A-5 zoning district. The applicant proposes to add a 10-square-foot sign for their existing home business operation.

E. Consideration and possible action re: A variance application, VAR25-8, filed by L.A. Perks Petroleum Specialists for Skips Market. The property is located at 4945 Reno

Highway, Assessor's Parcel Number 008-473-29, consisting of 1.28 acres in the C-1 zoning district. The applicant proposes to reduce the road setback for fuel island upgrades and a new canopy.

- F. Consideration and possible action re: A home business special use permit application, SUP25-22, filed by Nathan Koyama. The property is located at 600 Howard Place, Assessor's Parcel Number 007-891-18, consisting of 9.72 acres in the A-5 zoning district. The applicant proposes to establish a wild game processing facility.

10. Code Amendment.

Consideration and possible action re: Update for code changes related to industrial zoning.

- 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)

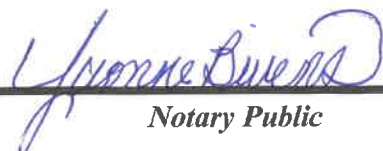
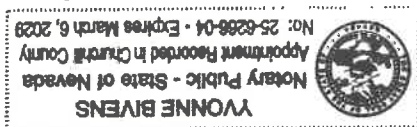
I, Diane Moyle, Administrative Assistant, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the 2nd day of July 2025, between the hours of 3:00 p.m. and 5:00 p.m., at the following locations in Churchill County, Nevada:

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 2nd day of July 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.*