



**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: August 13, 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. July 9, 2025 Public Hearing

8. Old Business.

A. Consideration and possible action re: Review of a special use permit, SUP1096, previously granted to Brenda Garabito of Bulldog Auto Sales, LLC for a standard vehicle sales in conjunction with Bulldog Restorations vehicle repair. The property is located at 3921 Arnold Way, Assessor's Parcel Number 008-411-55, in the C-1 zoning district. A condition of the permit was annual review to show progress on meeting conditions of approval and conformance with County Code.

9. New Business:

A. Consideration and possible action re: A sending site application, TDR25-1, filed by Marc Simoncini of Lonesome Duck Ranch, LLC. The properties are located at 7615, 7625, and 7925 Beach Road, Assessor's Parcel Number 006-871-04 and 006-871-05, consisting of a total of 156 acres with 15.57 water righted acres, in the A-10 zoning district. The applicant proposes to record a conservation easement on the properties.

B. Consideration and possible action re: A special use permit application, SUP25-24, filed by Robert J Yost of Valley Rentals, LLC. The property is located at 7250 Reno Highway, Assessor's Parcel Number 007-251-07, consisting of 10.0 acres in the C- 2/A-10 zoning district. The applicant proposes to operate a commercial equipment or trailer rental business within the C-2 zoning portion of the property.

C. Consideration and possible action re: An Abandonment of Easement application, AE25-3, filed by Gary Laca, Trustee of Dani 1987 Trust Agreement. The property is located on Conrad Place, Assessor's Parcel Number 006-231-74, consisting of 7.29 acres in the A-5 zoning district. The applicant proposes to abandon the drainage easement along the east and south sides of the parcel.

D. Consideration and possible action re: A home business special use permit, SUP25-25, filed by Garrett Roosa, Jr, of One Horse LLC Overhead. The property is located at 1955 S Allen Road, Assessor's Parcel Number 008-871-04, consisting of 2.04 acres in the R-1 zoning district. The applicant proposes to continue operation of a home based garage door business at this location.

E. Consideration and possible action re: A special use permit application, SUP25-27, filed by Northern Nevada Research Co (NNRC). The property is located at 7162 California Street, Assessor's Parcel Number 009-251-84, consisting of 100 acres in the Industrial zoning district. The applicant proposes an expansion of the existing combustion testing facility.

10.Code Changes.

A. Consideration and possible action re: Bill 2025-A Ordinance 32, an ordinance amending Title 16 of the Churchill County Code and establishing the I-1, I-2, and I-3 zoning districts, deleting the I zoning district, defining the zoning and design review process, establishing zoning requirements for existing and additional industrial land uses, clarifying the requirements for power generation facilities, and other matters related thereto.

- B. Consideration and possible action re: an ordinance amending zoning districts is under consideration by Churchill County. Current Industrial Zoned parcels, listed below, will be designated as I-1 (light industrial), I-2 (medium industrial), or I-3 (heavy industrial).

002-431-04, 003-011-02, 003-691-61, 003-691-67, 003-691-68, 003-691-69, 003-691-70, 006-081-01, 006-132-13, 006-132-14, 006-132-15, 006-132-38, 006-132-39, 006-871-28, 006-871-29, 006-871-31, 006-871-32, 006-871-33, 006-871-34, 006-871-35, 006-871-36, 006-871-37, 006-871-40, 006-871-41, 006-871-42, 006-871-43, 006-871-44, 006-871-45, 007-011-51, 007-011-52, 007-011-53, 007-011-54, 007-011-55, 007-011-56, 007-011-57, 007-011-58, 007-011-59, 007-011-60, 007-011-61, 007-011-62, 007-011-63, 007-011-64, 007-011-65, 007-011-66, 007-071-35, 007-071-36, 007-071-76, 007-071-77, 007-071-79, 007-071-80, 007-071-81, 007-071-93, 007-071-94, 007-091-87, 007-091-97, 007-101-19, 007-131-21, 007-131-23, 007-131-24, 007-131-25, 007-171-01, 007-171-02, 007-171-03, 007-171-22, 007-171-23, 007-171-67, 007-171-75, 007-171-79, 007-171-80, 007-271-47, 007-271-48, 007-311-12, 007-311-13, 007-311-14, 007-311-44, 007-311-49, 007-311-50, 007-311-72, 007-311-73, 007-311-74, 007-311-75, 007-511-02, 007-511-15, 007-511-16, 007-511-20, 007-531-01, 007-651-12, 007-651-17, 007-651-18, 008-341-09, 008-341-10, 008-341-11, 009-251-17, 009-251-28, 009-251-40, 009-251-41, 009-251-43, 009-251-44, 009-251-45, 009-251-46, 009-251-47, 009-251-48, 009-251-49, 009-251-50, 009-251-51, 009-251-52, 009-251-53, 009-251-54, 009-251-55, 009-251-57, 009-251-58, 009-251-59, 009-251-60, 009-251-63, 009-251-66, 009-251-67, 009-251-68, 009-251-69, 009-251-70, 009-251-71, 009-251-72, 009-251-73, 009-251-77, 009-251-77, 009-251-78, 009-251-84, 009-251-85, 009-251-86, 009-251-87, 009-251-88, 009-251-89, 009-251-90, 009-251-91, 009-251-92, 009-271-22, 009-271-23, 009-271-24, 009-271-25, 009-271-26, 009-271-27, 009-271-28, 009-271-29, 009-271-30, 009-271-31, 009-271-32, 009-271-33, 009-271-34, 009-271-35, 009-271-36, 009-271-37, 009-271-38, 009-271-39, 009-271-40, 009-271-41, 009-271-42, 009-271-43, 009-271-44, 009-271-45, 009-271-46, 009-271-47, 009-271-48, 009-271-49, 009-271-50, 009-271-51, 009-271-52, 009-271-55, 009-271-72, 009-271-73, 009-271-78, 009-271-79, 009-271-80, 009-291-09, 009-371-01, 009-371-83, and 009-411-09.

- 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.

- A. Consideration and possible action re: Termination of a special use permit, SUP1066, previously granted to Darren & Sharon Leitzke. The property is located at 75 Bench Road, Assessor's Parcel Number 007-111-30, consisting of 19.2 acres in the A-10 zoning district. The applicant notified the department on July 16, 2025 that they closed their horse boarding business; therefore, the permit should be terminated.

12.Public Comment.

13.Adjournment.

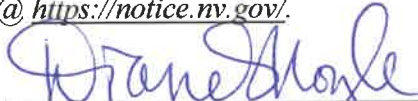
14.Appendix.

Supporting Documentation

STATE OF NEVADA)
 : ss.
County of Churchill)

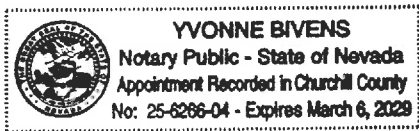
I, Diane Moyle, Administrative Assistant, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the 7th day of August 2025, between the hours of 8:30 a.m. and 5:00 p.m., at the following locations in Churchill County, Nevada:

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 7th day of August 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.*