

## **MINUTES OF THE CHURCHILL COUNTY PLANNING COMMISSION**

**155 N. Taylor St., Fallon, NV 89406**

**July 9, 2025**

### **1. Call to Order:**

The regular meeting of the Planning Commission was called to order at 6:00 p.m. on July 9, 2025 by Member Hyde.

**Present:** Victor Ansotegui, Member; Joe Frey, Member; Mark Hyde, Member; and Scott Nelson, Member.

**Absent:** Zack Bunyard, Chair; Jeff Goings, Vice Chair; and Tami Edgmon, Member

#### **Planning Staff Present:**

Randy Hines, Public Works Director

Dean Patterson, Senior Planner

Amos Akena, Planning Technician

Loreli LeBaron, Code Compliance Official

Diane Moyle, Administrative Assistant

#### **Civil D.A. Staff Present:**

Joseph Sanford, Deputy District Attorney

### **2. Pledge of Allegiance:**

The Pledge of Allegiance was recited by the commission and public.

### **3. Public Comment:**

There were none.

### **4. Verification of the Posting of the Agenda:**

It was verified by Diane Moyle, Administrative Assistant, that the agenda for this meeting was posted on July 2, 2025, between 8:30 a.m. and 5:00 p.m., at all of the locations listed on the agenda, in accordance with NRS 241 and the Churchill County Code.

### **5. Consideration and possible action re: Approval of Agenda as submitted or revised:**

Member Hyde asked for a motion for the agenda.

**Member Ansotegui moved to approve the agenda as submitted. Member**

**Nelson seconded the motion which carried by unanimous vote (4-0).**

### **6. Verification of notification of all landowners in accordance with NRS and the Churchill County Consolidated Development Code:**

Member Hyde verified with the Administrative Assistant that notification was sent to all landowners in accordance with NRS and the Churchill County 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

**Member Frey moved to approve the June 11, 2025 and June 24, 2025 minutes as submitted. Member Nelson seconded the motion and the decision carried by unanimous vote (4-0).**

## **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.

Joshua Bush, Site Manager for Northern Nevada Research (NNRC), 7162 California Street, was available to speak regarding this application.

Randy Hines, Public Works Director, said that they have met with Mr. Bush and it appears that all conditions have been met except for the construction of the testing building. They anticipate this being constructed within the next year, and then once that's complete, this permit can be finalized. Staff is proposing if this is completed before July of 2026 that this is handled administratively and they wouldn't need another review. If the building's not complete, then this will be brought before the commission again in a year.

Member Hyde asked if any of the commissioners had any questions or discussion.

Member Nelson inquired if they have a building permit for the building. Josh Bush responded that they have received a grading permit. The grading is complete, and they will be submitting for the building permit shortly. Member Nelson further confirmed that this is for an explosion testing building. He questioned if it would be engineered, and there was an affirmative response. Member Nelson then asked if it was going to be reviewed by the building department. Director Hines remarked that we'll probably be sending that out to WC3 (West Coast Code Consultants, Inc.) for a third-party review.

Member Hyde asked if the applicant had anything else to add. Mr. Bush stated that many of the outstanding issues have all been addressed from the prior meeting, and they are moving forward with construction. They should be completed hopefully by quarter four of this year. Director Hines followed up by saying that they met with them earlier this week, and NNRC is planning on proposing another special use permit to construct another building that's going to run in conjunction with this one. Josh Bush confirmed that they intend to apply for a second special use permit, specifically for a small outdoor facility to replace one of their testing arenas. Some of the work they do is somewhat dependent on inclement weather and getting that moved indoors would be greatly helpful.

Member Frey wondered if it would be easier for the department if the commission renews this SUP with the exception that the building is complete in one year, or do they not need another review of the SUP unless the building is not complete. Or does it matter? Joseph Sanford, Deputy District Attorney-Civil, recommended that the commission renew the SUP, and then just do not require it to be brought back; that it could be handled by staff if all of the conditions are met.

Member Hyde called for public comment. There were none.

**Member Frey moved to no longer request annual review for this permit as long as the final condition has been completed within one year. Member Ansotegui seconded the motion and the decision carried by unanimous vote (4-0).**

- 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.

Randy Hines, Public Works Director, reported that this is the first year of an approximate three-year project. The construction of this is anticipated to be completed by April of 2027. An update was provided regarding items that have been completed. They have obtained the surface area disturbance permit and also their SWPPP (Stormwater Pollution Prevention Plan) permit. All BLM (Bureau of Land Management) permits have been obtained. All new roads have been constructed. All the roads have been abandoned that were proposed, and all the easements for the new roads and the abandonments have been recorded. The road department has gone out and inspected the roads. Gary Fowkes, Road Supervisor, accepted the roads as they are today. There will be a final inspection when construction is complete to see if they need to be touched up or anything. Making sure they're good to go at the end of that. A road maintenance agreement has been completed and fully executed by both parties. And all permits and building permits, including TUPs (temporary use permits), have been obtained, except for the O&M (operations & maintenance) building and the shade structures. Those building permits still need to be finalized. Once they have those, they will start building the O&M building. Staff went out there yesterday. There's a lot of dirt being moved, a lot of fence being put up, and a lot of posts being put in the ground. This permit will be scheduled for another review next year to see the progress. There was an update provided by NV Energy regarding the conditions that have been met.

Member Hyde asked if this was more of an update and no other action was needed, and Director Hines confirmed that to be the case.

## **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.

Joshua & Carolyne Bolt, 240 Clover Drive, were available to speak regarding this application.

Dean Patterson, Senior Planner, stated that the applicant is requesting a special use permit for a home-based business for a nail salon. There are four exceptions that are being requested from the normal home business rules that require approval in a special use permit (SUP). As a general rule, the more exceptions that are requested, the more difficult it is to approve. The exceptions include:

- Making exterior alterations for the business (a site plan was shown on the overhead screen). A small building is proposed for the salon that will eventually be part of a large shop building, and it was proposed to have an ADA (Americans with Disabilities Act) restroom.
- A sign for the business, specifically a 12-inch round sign on the wall.
- Customers come onto the property with proposed work hours of 8 a. m. to 10 p. m., being a 14-hour day.
- Having an employee that doesn't live at the residence, and this will double the number of customers visiting the site. As a point of interest, normal nail salon practice is to rent chairs to other stylists rather than hiring an employee.

Mr. Patterson remarked that the application material does a good job of describing the

proposal. The staff report reviews the proposal against the five SUP review criteria. The main issues raised in the staff report are the late hours, the extra employee that doubles the customer traffic, and combined with the separate building for the business. These features push the business very close to the edge of being a regular business rather than a home business. A detailed comment letter was submitted by a neighbor that raised concerns on these points and other matters. The staff report found difficulties in meeting the review criteria as the project has been proposed. It recommends denying the request for the employee and recommends conditions of approval that would limit the hours of operation from 8:00 a.m. to 6:00 p.m. This would help the business stay within the limits of a home business. Staff recommends partial approval with conditions of approval.

Member Hyde questioned if the applicant had anything to add. Carolyn Bolt remarked that the only issue that she was requesting a little bit of leniency on was the additional person in the building with her. It is true that she doesn't employ anyone; it's just another certified nail technician that would be in the building. She was asked to make sure that she put in the application how many possible visits there could be to the property per day. There's not going to be 14 visits every day. Sometimes, it takes two to three hours to do one service on a customer or a client. She understands that this would increase the traffic for their road; they get a lot of traffic. Right behind them is traffic from the dairy consistently, and then they are not even a quarter mile from the highway. They hear traffic. The semi-trucks rattle the windows daily. Regarding the hours of operation, she was thinking about just being open later so that potential clients that work until 5:00 or 6:00 p.m. would have a business that would actually cater to them.

Member Hyde asked if any of the commissioners had any questions or discussion.

Member Nelson inquired about the request for leniency on the extra employee. What exactly is the extra employee for, just for another chair? Mrs. Bolt replied that she's just another nail technician and her mentor. Technically, she would just be someone with more years of experience that could help her out with her initial startup. Whether or not she decides to rent out that chair after that person retires in a couple of years has yet to be discussed with my husband. Member Nelson then commented about the hours of operation, that 10:00 p.m. is pretty late. Carolyn Bolt agreed, but she wanted to offer times for people who might work full-time so they could get these services without having to take time off from work. Member Nelson offered a compromise regarding the late operation hours to maybe allow 7:00 p.m., which might be more reasonable. Mrs. Bolt stated that the hours of operation are less important to her than having an additional person. She explained that when you work completely by yourself and have a client that you barely know, it can get a little awkward at times, so having that buffer is sometimes nice. Member Nelson asked Dean Patterson about allowing another person if the hours of operation are amended. Mr. Patterson stated that the hours are fine, and it is up to the commission regarding the hours and the employee also. The combination of things is really pushing this to be more like a normal business that you would find in a commercial location. So, that's why there was a recommendation for just denying the extra person.

Member Frey asked a question that was off topic about their plans for the future shop, and the applicant indicated that it was for her husband to park his motorcycles in.

Member Hyde restated regarding the other person, that she is not an employee, but a mentor, and she is there to help provide a more comfortable environment when you're meeting somebody for the first time. Mrs. Bolt confirmed that to be the case initially. In her experience salons usually have more than one technician working in them. The person she is considering is an older lady who doesn't take a lot of clients anymore. She's not going to have 25 people running in and out every day. She said that there is more concern about her own family members showing up ten cars at a time than

there being a lot of clients at her house. Member Hyde explained that it's been our practice so far that in home business applications, we've only had that one person work there. As Planner Dean Patterson indicated when you start adding more than just one, then it starts to look and feel like a commercial business. This could create a roadblock, and the commissioners need to think of ways, as Commissioner Nelson said, to make some compromises. He suggested that she consider if this is something that could be done without another person. Mrs. Bolt inquired if they only provided services between 8:00 a.m. and 6:00 p. m., would it be easier to accommodate a second person if they were not to be there after 5:00 p.m. Member Frey asked if her intention with this other person was to get to a certain point where she builds up her clientele and gets more comfortable with them and then phase out the other person after a short time, and at some point it would be just the applicant at this site. Carolyn Bolt agreed that would probably be the case. Member Frey wasn't sure how they would be able to propose something like that, but that would give the applicant an opportunity to get a business started, but then it should phase into something where it doesn't become something that is two or more people from this location and is more of a commercial operation. Mrs. Bolt remarked that the other person is planning to retire within two years, and she hopes to gain clientele during that time from this other person. She expressed that she doesn't want more than one other person or offer services with hair, hold classes, and so forth. Member Hyde reiterated that Member Frey is offering an alternative to allow a mentor/employee, and he thinks that it would be more comfortable for this board to review this permit on an annual basis in that case.

Member Ansotegui questioned if that was something that the county would be okay with a review in one year and allow the applicant to have this mentor/employee. Dean Patterson explained that the condition that would need to be amended is 1.c. If it is the intention of the commission to allow for this employee, they would change that to add "except that for the first year (or whatever timeframe they desire) they are authorizes to have one extra employee", and if you want to extend it for the second year, you could add something like that also. Joseph Sanford, Deputy District Attorney-Civil, outlined some of the limitations that could be put on a home based business because of the additional impacts on the surrounding neighborhood, and he advised that they could put a limit on the number of customers per day—example: no more than 10 customers per day between the two people—which creates a similar limit without specifically setting a time limit for allowing an additional person. The issue of setting the time limit creates issues because if it's okay today, why wouldn't it be okay in the future? Another potential would be to limit it to a specific person, and this has been done previously. He advised that setting a limit on the number of customers per day would be better than a timeframe for allowing an employee, which would address the impacts more directly.

Member Hyde asked how many customers per day would allow the applicant to be profitable. Mrs. Bolt responded that depending upon the service being provided, five or six clients for one person may be okay. Some services don't take as much time, so that could become an issue if she only has a few 30 minute regular manicures in one day, which would be very different than a two hour extensions with nail art. Member Hyde inquired if Dean Patterson knew of a number that would be in compliance with what legal counsel suggested and within the code. Mr. Patterson replied that ten seems reasonable, but he wasn't aware of something specific. Member Nelson suggested 8:00 a.m. to 6:30 p.m. with nine customers per day, which seemed to be a fair compromise from what is listed on the application. Member Hyde asked if the employee should be named and it isn't transferrable to another person later. Mrs. Bolt didn't have a problem with that, but she expressed concern over having to publicly name the person because she may not be ready to tell her salon that she is considering moving. There was some discussion regarding naming the individual and whether or not it needs to



be made public. This could be given to the department without having to be divulged publicly. Member Frey agreed to limiting the number of clients per day to 10 (for both). He felt that by limiting the number of appointments it would limit the impacts in the area.

Director Hines brought up one of the letters received addressing potential traffic impacts to this street, which is a dead end. This person lives in the first house on the north side of Clover Drive, and all traffic must pass by her house to get to this salon. The traffic to this street is pretty limited, and that was one of the biggest concerns. If you allow a home-based business with two employees having the potential of 18 people traveling up and down the road, that is one of the biggest concerns brought up by neighbors.

Member Hyde called for public comment. There were none.

Member Hyde asked for any further comments; there being none he called for a motion. There was more discussion during the making of the motion, which was amended a few times regarding the number of clients permitted each day and the additional “employee”. Member Frey believes that by limiting the number of customers allowed per day would solve the problem regarding the additional person. By limiting the number of customers allowed per day, this limits the traffic impact regardless of the number of people that she has serving the customers. He also suggested reviewing the permit in one year to make sure that problems do not come up that they didn’t anticipate.

**Member Frey, based on the information provided in the application, in the staff report, and heard tonight, moved that the findings have been met for conformance with the criteria found in in CCC 16.08.080(H) and therefore partially approve the application for a Special Use Permit submitted by Carolyn Bolt for a home business nail services at 240 Clover Dr (APN 006-751-27). This approval is subject to conditions, as listed in the Staff Report, except for item number 1.c., amending Item 1.d. to read between the hours of 8:00 a. m. and 7:00 p.m., and also to be limited to fourteen (14) clients per day total. Member Ansotegui seconded the motion and the decision carried by unanimous vote (4-0).**

*Recommended Conditions:*

1. *Approval of the Home-Based Business is limited to:*
  - a. *Operation only by Carolyn Bolt, and not transferrable to another location or operator.*
  - b. *This approval is for Pedicure and Manicure services only. Adding other activities such as hair cutting, classes, etc. is prohibited.*
  - c. *An extra employee is approved.*
  - d. *Customer visits are limited to 8:00 am-7:00 pm, by appointment only, and limited to fourteen (14) clients per day total.*
  - e. *The proposed 12” circular sign is approved. Additional signage is not allowed.*
2. *The project must be in conformance with the County Code, including but not limited to:*
  - a. *All outdoor lighting (including for security) shall comply with the Dark Skies requirements.*
  - b. *A business license must be obtained and maintained.*
  - c. *All handicapped accessibility requirements shall be met.*
  - d. *All required building permits must be obtained, and inspections completed.*
3. *Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.*

Member Hyde thanked the applicant and advised that there is a ten-day appeal period and to contact the department for further permitting procedures.

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.

Taggart Garland, 4185 Saint Clair Road, was available to speak regarding this application.

Dean Patterson, Senior Planner, stated that the applicant is requesting a special use permit for a home-based business being a waste container rental and pickup business. There will be two containers on the property—a six-yard dumpster and a fifteen-yard dumpster. He will drop off the container at the customer's residences for them to fill, and then he'll pick up the container in the evenings or during weekends and dump it at the transfer station, or it might be the landfill. The transfer station and landfill have limited hours, so the ability to do it after work, after hours, is going to be limited. The landfill, as he understands, is closed on weekends, so perhaps Mr. Taggart can talk about those aspects. The proposed business is requesting a special use permit because the containers will have business signage stickers on them, and the use of additional equipment or vehicles for the business. Both of those need special use permit approval.

Mr. Patterson reported that notices were sent, and three public comments were received opposing the home business based on its incompatibility with the neighborhood. Specific concerns included garbage odors and pests, noise from unloading containers, views of the containers, and the waste collection business. There was a comment that the waste collection business should be in an industrial area, not in a residential and farming neighborhood where it has the potential to devalue property. The staff report reviews the five special use permit (SUP) approval criteria. Major concerns were similar to the issues raised by the comment letters. It found difficulties in meeting the review criteria as proposed. It recommends limits on the containers to minimize potential issues, and these include only the proposed containers can be used for the business, this means not permitting more of them, nor any larger ones. Hauling household garbage and liquid waste are not allowed. Containers can only be on the site when empty. When they return, they must be inspected and cleaned. Waste containers cannot be stored in front of the buildings on the property. And sticker signage is limited to a total of ten square feet, which is the home business signage law. That means the applicant should choose the size and number of the signage stickers carefully. These conditions and others would help the business stay within the limits of a home business. Staff recommends approval with conditions listed in the staff report.

Member Hyde inquired if the applicant had anything to add, and Mr. Garland said that everyone seems to think that it's more for household waste, but it's more for construction materials, lumber, dry products. There's not going to be smells or any of those things like lawn clippings or someone cleaning out their garage. Regarding noise, he noted that his trailer is virtually quiet; the truck is louder than the trailer. It has nylon rollers and no engine on it. It is electric over hydraulic. So virtually, no noise and no smell.

Member Hyde asked if any of the commissioners had any questions or discussion.

Member Frey remarked that it looks like the proposed trailer parking will be behind some trees, and if this is the case, he asked if they would be somewhat camouflaged. Mr. Garland replied that it's very hard to see through those trees. Member Frey then inquired regarding this being a rental operation, and if business is good, those bins will probably never be on the property; they should be

out collecting trash somewhere else. Taggart Garland confirmed that to be accurate. Dean Patterson wanted to clarify that the trees obviously look very bushy along the road, but they're trees with trunks. When you're driving down the road, you look between the trunks, and you can still see the buildings and other things in the yard.

Member Nelson recused himself from this item due to familial and business connections.

Member Ansotegui noted that one of the conditions states that the containers may not be stored in front of the buildings on the property. He inquired of staff if the location behind the trees is considered in front of the buildings. Mr. Patterson confirmed that to be the case, and it was suggested to place them on the east side of the shop that would remove them from the immediate sight of the neighbors and traffic going up and down the road. Member Ansotegui asked the application if that location would work or if that was going to be too crowded. Mr. Garland replied that he can't get the trailer in there, and it's irrigated with multiple ditches. Dean Patterson said that other locations would be acceptable, too. Member Ansotegui pointed out that another condition is limiting the total signage to ten square feet and no signage is authorized for the property itself. The applicant to be in compliance would need to put those containers somewhere else on the property. Is there another location? Looking at the site plan, Member Ansotegui thinks the area indicated is the only spot as well. Taggart Garland explained that his shop and house are basically against the back of the property. He could put it next to the house on either side, on either side of the shop, or in front, and he doesn't really have a way to hide the containers. Member Ansotegui then mentioned that another recommended condition is that the containers will be empty when they return to the site and that they must be inspected and cleaned of residue. He noted that the applicant talked about mainly construction material. He agreed that those items not being household garbage wouldn't stink, but there should be no items in the bins at all. He asked if the applicant would be able to do that, or because it's an after-work service, would this not be able to be done. Mr. Garland stated that the container would be on the property overnight and covered with a tarp because he has a full-time job. Dean Patterson clarified with the applicant that he would bring the waste to the property and store it overnight. Mr. Garland answered that would not always be the case, and only if it was a late pickup. Member Hyde restated that the Planning Department was thinking that you wouldn't store any kind of waste in the containers overnight, but what you're saying is from time to time you would have a trailer full of building materials, and you would cover that with a tarp. Mr. Garland agreed, and he said that if you drove by and it was out front, you would not know it had anything in it whatsoever. It will be loaded below the top of the bin and tarped. He further stated that all of his equipment is brand new, shiny and black. It doesn't look beat up.

Member Hyde questioned if there was a possibility of, if that's the only place he can park the containers, some kind of screening that we would require. He asked staff if there was any type of screening that would be palatable and acceptable. Mr. Patterson responded that if the commission decided screening was needed then you could do that. He didn't have any specific suggestions.

Member Hyde called for public comment, and he asked that all comments be directed to the commission.

Jim Curran, 4170 Saint Clair Road, explained that he hasn't had many issues with other applications over the years; however, this business causes some concern for him. This proposed storage facility for these containers is directly across the street from his house. He has concerns about trash storage containers devaluing property values in the area. He understands that it's mainly for construction materials, but that's what is said now, but suddenly there's garbage. There could be an odor problem. He stated that he submitted a written comment, and he has trouble accepting an outside



storage of garbage containers being under a special home business. He totally supports home businesses, but he considers these to be something like bakeries or crafts, not garbage containers. He realizes that the application is for a limited number, but he doesn't know, if this business is successful, why the next month it wouldn't be eight containers, and then 16, and 32. Then we would end up with a regular business like you see out here on the highway. He doesn't believe the county has that kind of enforcement capability to keep track of all these. Because of the potential impacts to his property and to what they see. He brought up the trees and remarked that they only have leaves during the summer. The rest of the eight or nine months, it's wide open there. He doesn't think that's a legitimate way to try to camouflage garbage containers. He would strongly recommend that the Planning Commission deny this permit as submitted.

Deanna Diehl, 4125 Saint Clair Road, said that she lives next door and would be able to see this from her patio. She would like to keep this area more in agriculture like it currently is. She expressed concern about the potential pollution to the irrigation water from the waste material in these containers since the irrigation canals and ditches run through this area. This is not the place for this business. Erin Knowles, Deanna Diehl's daughter who lives with her, stated that the east side of the shop on the subject property faces their bedroom windows. Even when the trailers are up front where the trees are, all along the east side of that property is next to their house. They thought that the containers would be on the west or south side of the property, which would have less of an impact on them. The containers being on the east side of the property would have a greater impact on them.

Clay Hendrix, 4110 Saint Clair Road, commented that the houses in this area are immaculate. People spend a lot of time making sure there's no weeds and junk on their property. He noted that Tumbleweed Garbage Disposal doesn't work from his property; they do the exact same thing. He sees this as an individual wanting to do something that does not fit into the zoning classification, so we're disguising our zoning reclassification so he can put two storage containers on the property to fit within the A-5 zone. This is not what this is. This is really an application for a rezone, for a light industrial, and he knows a lot about the trash hauling business because he has represented the independent haulers in Vegas for a long time. He suggested that what's being said here is a little bit of naivety of what the business actually is. The one thing that he knows from representing them and being involved with Tumbleweed is that you have no control whatsoever of what goes inside the containers. All they do is take the container to the construction site, and whoever's there puts their stuff in it, and then it is picked up and hauled off. If the dump is closed or the transfer station is closed, then it will go to his house. He pointed out the marginal cost of the business, since the applicant owns the truck and the trailer, is extra dumpers. How long before he has six or seven of these things? He pointed out that the applicant would be allowed to have two at a time on the property. The applicant would have trucks coming in and out all the time right next door to Mr. Hendrix's house, and he has over a million-dollar place; he has put a lot of money into his property. He expressed his displeasure about allowing the applicant to operate a trash yard. He shared that the dump yard in Alamo started because of the construction haulers. It costs a lot of money to dump. It costs a lot of money to handle trash, and he spoke about the problems that come up with waste handling. We're opening the door to a lot of questions right here. He stated that he will be the biggest watchdog if you pass this; he will pay attention to everything that goes on over there. Nothing is going to get by me and you will hear from me on a regular basis, every one of you. This business is a rezone. It's not an A-5 use to put two storage containers on the property, and he can't even believe that we're entertaining this. We have a ton of traffic that goes down Saint Clair Road every day. It was noted that time has expired, and Member Hyde apologized for not informing everyone of the

three minute time limit in the beginning. Mr. Hendrix said that he would have managed his time better had he known.

Member Hyde asked if Mr. Garland had anything to say regarding the comments. Taggart Garland didn't think that it was fair for Mr. Hendrix to comment on his business since he was involved with Tumbleweed Garbage. He would be a small competitor to Tumbleweed Garbage Disposal.

Member Frey noted that the application states that it is proposed to have two containers—one 6-yard and one 15-yard. He inquired about the dimensions, and Mr. Garland said that he believes the 15-yard container is fourteen feet by four feet and the 6-yard is fourteen feet by two feet.

Member Ansotegui remarked that staff has recommended some very strict conditions, and he thinks that they are all very appropriate if you are going to conduct a business like this. He asked if Mr. Garland has read over the recommended conditions in the staff report, one of them being no trash will be stored on site. Taggart Garland responded in the affirmative.

Member Frey noted that one topic that Mr. Hendrix brought up that he thinks is very valid is the potential, even with the way things are worded in the staff's recommendations, that there could be two containers on the property at any time, but they could be leapfrogged. If the commission chooses to approve this, he would like to impose a condition that prevents this from happening. Basically, it should be no more than a two-dumpster service, and for the most part, dumpsters are out and operable, and not really staying on this property for long periods. Randy Hines, Public Works Director, pointed out that the application was for the two dumpsters, and the two dumpsters only, and condition B limits it to those two dumpsters only—the 6-yard and the 15-yard. There can't be additional dumpsters on site. Member Frey said that he thinks, conceivably, there could be two dumpsters on the property, but there could be a lot of truck traffic if the operation becomes a 15-dumpster operation, two dumpsters could always be on the property, but there could be more containers out operationally, which increases traffic. I mean whether that would happen or not, I don't know. Director Hines stated that the applicant has two dumpsters. That's what he's proposing is the two dumpsters he has. He doesn't have any more dumpsters. Dean Patterson inquired if there should be a clarification that other dumpsters cannot be used for the business. Is this what Member Frey is requesting? That way there wouldn't be two on the site and ten out in the community. Member Frey agreed, and he believes that the point that Mr. Hendrix was making is that even with the conditions as written it could become a traffic issue with rotation of containers, not necessarily seeing more dumpsters on the site.

Member Hyde commented to the other commissioners that he is very much opposed. I think this doesn't fit. When he thinks about home businesses, it would be anything but this type of business in an ag-zoned area. He wants to be a really strong advocate for ag, and he knows this area very well. He thinks that the Saint Clair area is a beautiful area. He doesn't want to see a home business that's very difficult for the county to monitor. He thinks that it would be very easy for this to get out of hand. When we talk about people putting whatever they want in a dumpster at a construction site, having been a general contractor and developer for many years, he can tell you what ends up in those dumpsters. For anybody to claim that there would never be anything thrown in there that would be odorous is a stretch from the truth, and the applicant has indicated that he'd like to store some of this material on site because of timing, because he has a full-time job. He believes this would be very difficult to manage and to monitor. He informed the commission that he will be voting against this.

Member Frey commented that if this was done properly, he doesn't see this from a visual perspective as being any worse than somebody parking their boat or their RV in that location.

Honestly, he would rather see a two-foot-tall black trailer through some sticks than some of the boats and RVs that he sees in people's driveways. As long as it doesn't increase traffic, or become a round robin deal, he doesn't see any issues. One issue that he does see is regarding the vote for this decision since Member Nelson has recused himself. Do we no longer have a quorum to vote on this at this point? Joseph Sanford, Deputy District Attorney-Civil, responded that they do have a quorum. The quorum in this case is based off of the majority of the members who are here and present. And so, in this case, there are four members present, and therefore a majority of the members present, which would be three members, will have to vote in favor for the decision to pass.

Member Hyde called for a motion.

**Member Ansotegui, based on the information provided in the application, in the staff report, and heard tonight, moved that the findings have been met for conformance with the criteria found in CCC 16.08.080(H) and therefore approve the application for a Special Use Permit submitted by Taggart Garland for a home business at 4185 Saint Clair Rd (APN 006-311-26). This approval is subject to conditions, as listed in the Staff Report. Member Frey seconded the motion, and the decision failed due to not having a majority vote (3 votes in favor needed)—there were 2 in favor (Members Frey & Ansotegui) and 1 opposed (Member Hyde) with Member Nelson abstaining.**

Member Hyde explained that there is a ten-day appeal period in which the applicant may file an appeal of their decision.

- 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.

Member Ansotegui recused himself from this item.

Amanda Hammond, 1704 Allen Road, and David Ernst, 5405 Vinewood Circle, were available to speak regarding this application.

Dean Patterson, Senior Planner, stated that the Veritas Preparatory School currently operates under a special use permit for an education facility serving grades Kindergarten four through Eighth. They're now requesting a special use permit to add three modular buildings as expansion at the Grace Bible Church site. Each unit will have two classrooms and would be in the same approximate location as the Logos School had with their modular buildings when it was located at the site, which was two or three years ago. He noted that in subsequent conversations, the modular units may not be usable, and the buildings might use standard construction. The application materials have a detailed description of the expansion, including information regarding current, short-term, and maximum school size with the new structures. Adding the three modular buildings will accommodate an unlikely maximum of 190 students, which corresponds to 113 families, so presumably multiple children within a family will be attending school. No change will be needed for the existing parking lot, power, septic, and well facilities. Notices were sent regarding the proposal and no comments were received. This does include NDOT (Nevada Department of Transportation) since Shackler Road is a state highway. The staff report reviews the SUP (special use permit) approval criteria. No issues were identified, mainly because the previous school of roughly the same size has operated on the site in the past. Staff

recommends approval with conditions listed in the staff report.

Member Hyde inquired if the applicants had anything to add, and they didn't.

Member Hyde asked if any of the commissioners had any questions or discussion.

Member Frey remarked that it seems like this is basically going back to the way things were three years ago. He doesn't see any issues with it if the planning department doesn't have any issues with it, and is totally in favor.

Member Nelson questioned if there were any public comments mailed in or anything. Dean Patterson responded that there were no public comments, and we did reach out to NDOT, but they did not send a comment.

Member Hyde called for public comment. There were none.

Member Hyde commented that it is like, as Commissioner Frey said, it will be exactly what was there before. Is there anything that the commissioners should be aware of that is different? Mr. Ernst stated that they had planned to change the orientation to 90 degrees; however, Mrs. Hammond said that because they couldn't get the modulars, they're going back to just building two 27' by 60' stick-built buildings running west to east. It's pretty much the exact same thing as what was there previously. Member Hyde then asked whether the capacity to serve is the same. Amanda Hammon answered that they have a cap of 20 students per class, which is the maximum number that she put in the application. She doesn't foresee that they'll get there, but that's the maximum capacity we could have.

Member Hyde asked for any further comments; there being none he called for a motion.

**Member Nelson, based on the information provided in the application, in the staff report, and heard tonight, moved that the findings have been met for conformance with the criteria found in in CCC 16.08.080(H) and therefore approve the application for a Special Use Permit for expansion of an educational facility submitted by Veritas Preparatory School at 665 Sheckler Rd (APN 006-191-22). This approval is subject to conditions, as listed in the Staff Report. Member Frey seconded the motion and the decision carried by unanimous vote (3-0) with Member Ansotegui abstaining.**

*Recommended Conditions:*

1. *The project must be in conformance with County Code, including but not limited to:*
  - a. *All necessary building permits must be obtained.*
  - b. *No additional friction zone setbacks are required.*
  - c. *New lighting shall be Dark Skies compliant.*
  - d. *No new signage is authorized, and future signage must be approved by the Planning Commission.*
2. *The school must remain in compliance with all local, state, and federal requirements, including but not limited to those related to schools, health, and sanitation.*
3. *The applicant shall coordinate with NDOT, obtain any required permits or authorizations and install required improvements. Documentation of the NDOT response must be provided.*
4. *Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.*

Member Hyde thanked the applicant and advised that there is a ten-day appeal period and to contact the department for further permitting procedures.

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.

Crystal Taliaferro and Nicholas Taliaferro, 1505 McLean Road, were available to speak regarding this application.

Dean Patterson, Senior Planner, stated that this application is for an existing home business. It did not require a special use permit at the time. Now the applicant is requesting to add a home business sign, which requires the special use permit. It's a fairly simple request. The 10 square foot sign will be installed on posts near the south end of the property. Notices were sent regarding the proposal, and one comment was received from Nevada Department of Transportation (NDOT) stating that signs near the highway are subject to NDOT authorization. He told the applicants that they will need to reach out and check with them, but he doesn't imagine they would need anything. A recommended condition requires coordination with NDOT. The staff report reviews the SUP (special use permit) criteria, and no issues were identified, so staff recommends approval with conditions.

Member Hyde inquired if the applicant had anything to add, and there were none.

Member Hyde asked if any of the commissioners had any questions or discussion, and there were none.

Member Hyde called for public comment, and there were none.

Member Hyde called for a motion.

**Member Ansotegui, based on the information provided in the application, in the staff report, and heard tonight, moved that the findings have been met for conformance with the criteria found in CCC 16.08.080(H) and therefore approve the application for a Special Use Permit submitted by Crystal Taliaferro at 1505 Mclean Rd (APN 008-731-03). This approval is subject to conditions, as listed in the Staff Report. Member Nelson seconded the motion and the decision carried by unanimous vote (4-0).**

*Recommended Conditions:*

1. *Approval of the sign for the home business is limited to:*
  - a. *The applicant only and the 911 Water home business.*
  - b. *The sign shall not exceed 10 sq ft.*
  - c. *One single sign at the proposed location.*
2. *The project must be in conformance with County Code, including but not limited to:*
  - a. *All required building permits shall be obtained.*
  - b. *The signage shall be well maintained and kept in good repair.*
3. *Any required reviews or authorizations from NDOT that are required for the sign shall be obtained.*

Member Hyde thanked the applicant and advised that there is a ten-day appeal period and to contact the department for further permitting procedures.



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.

Penn Tanner with L.A. Perks Petroleum Specialists, 765 East Greg Street, Sparks, Nevada, was available to speak regarding this application.

Randy Hines, Public Works Director, stated that this applicant seeks approval to reduce the road setback from the required 30 feet by 25 foot 6 inches to install a canopy above the fuel island. The canopy will reduce the setback to approximately 4 feet. The project will rebuild and upgrade the overall fueling system and rebuild the parking lot. This will include shifting the fuel island slightly away from the highway and away from underground tanks. But the site cannot accommodate the full setbacks with the canopy included. The reasoning for the standard for the setback is to provide separation of buildings from road traffic impacts such as crash hazards, traffic noise, safety for front yard activities, and to provide a consistent road image to the community and traveling public.

The staff report reviews the four variance criteria. A primary determining factor for this request is that the state highway used to be much narrower back in the day, but over time the width has increased significantly and consumed the front yard areas of all the properties fronting the highway. This in turn moves the setback line with those expansions. Skip's Market now has its existing fuel islands remain within the setback. The canopy cannot be done without the setback variance. Another determined factor was that the canopy will not increase ground-level obstruction concerns beyond what is existing now. It is well elevated above the ground to accommodate large trucks. It is similar to a business sign, which is allowed up to the right-of-way line.

Another determined factor is that the gas station canopies in urban areas are often within the front setback. The proposed canopy is probably closer to the right-of-way than most of those, but being in the setback is not uncommon. Notices were sent, and we did not receive any comments and that even included NDOT (Nevada Department of Transportation). Staff recommends approval of this with the conditions listed in the staff report.

Member Hyde inquired if the applicant had anything to add, and there was nothing.

Member Hyde asked if any of the commissioners had any questions or discussion.

Member Nelson noted that the blueprint was displayed on the overhead screen, but he didn't get a very good look at it. He inquired if it had center columns that are on either side of the fuel pumps, and then cantilevers out from there. Mr. Tanner confirmed that to be correct. It'll be a 24' by 48' canopy, with the fuel islands on the outside protected by bollards, and the columns will be on the inside of the dispensers. It is a very typical layout to where it is right now, and they will just be adding the canopy columns, installing new piping, and rebuilding one of the tanks. Member Nelson remarked that if somebody did drive through there, they're going to hit the fuel pumps regardless of whether the canopy is there anyway. Penn Tanner agreed. It'll actually protect them more by having better down lighting on the dispensers.

Member Hyde called for public comment, and there were none.

Member Hyde called for a motion.

**Member Nelson, based on the information provided in the application, in the staff report, and heard tonight, moved that the criteria found in CCC 16.08.090 have been met and therefore approve the Variance application for Greg Berry of Skips**

**Market to reduce the road setback for a fuel canopy at 8945 Reno Hwy (APN 008-473-29). This approval is subject to conditions, as listed in the Staff Report. Member Ansotegui seconded the motion and the decision carried by unanimous vote (4-0).**

*Recommended Conditions:*

- 1. The approved variance is for a road setback of approximately 4' and shall be as shown on the submittal documents.*
- 2. The approved variance is ONLY for the proposed Canopy and does not apply to other buildings or setback locations.*
- 3. All Building Department requirements shall be met, and all necessary permits obtained.*
- 4. The approval of this variance expires one year from the date of the final decision. Construction must be started before expiration.*

Member Hyde thanked the applicant and advised that there is a ten-day appeal period and to contact the department for further permitting procedures.

- 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.

Nathan Koyama and Ellen Covington, 600 Howard Place, were available to speak regarding this application.

Randy Hines, Public Works Director, stated that this applicant is requesting a special use permit for a wild game processing home business. The proposed business is requesting a special use permit because of customer visits to the site, a proposed business sign, and additional commercial vehicle. This request is a unique and unusual proposal, which is well described in the application submission. The submission materials include:

- Operations will be between 8 a. m. and 8 p. m.
- Customer visits will be by appointment, expected numbers will be limited by the maximum game animals the facility can process at a time, which is approximately six animals per week based on holding space at that one time. Customers' visits are limited to pick up and drop off including curbside services for disabled customers.
- Carcass waste from the processing will be kept in cold storage until it goes to the landfill. It will not be placed in the residential trash and permitting with the city landfill is underway.
- A business sign is described in the materials, but was not shown on the site plan. It is for a four foot by two and a half foot sign, a total of 10 square feet, for a K & K Ranch Butchering. The sign location is near the Stark Lane and Howard Place intersection.
- The applicant has future plans to obtain a state custom exempt processing license for domestic animal processing and will include mobile slaughtering vehicles. The applicant has verbally indicated that he will come back for another permit when he is ready to undertake that expansion of operations.

Director Hines remarked that notices were sent regarding the proposal. NAS (Naval Air Station) Fallon commented and does not oppose the proposal, and we did not receive any other comments. The staff report reviews the five SUP (special use permit) criteria. Some specific issues

push the business to be near the limits of a home business, and conditions of approval are recommended to address the specific issues. He outlined those five issues:

- Customer visits should be limited from 8 a. m. to 6 p. m.
- Operating hours are limited to 8 a. m. to 8 p. m.
- The sign should be placed in a location away from the intersection.
- Carcass waste needs to be carefully controlled and not allowed to be kept outdoors.
- Sink/drain separators are needed to protect the septic system.

Randy Hines said that staff also recommends that allowing modest expansion in the number of carcasses to 10 would still be acceptable. Staff recommends approval with the conditions listed in the staff report.

Member Hyde inquired if the applicant had anything to add. Nathan Koyama stated that in the initial application he requested 8:00 a.m. to 8:00 p.m. He is fine with the 8:00 a.m.-6:00 p.m. timeframe. He works a full-time job. He agrees with all of the conditions that the staff recommended, and regarding protecting the septic, he already had those things in his plans for grease traps and those things to protect the infrastructure of my home. Member Hyde pointed out that there were nine significant conditions and verified that the applicant had read the conditions that were listed in the staff report.

Member Hyde asked if any of the commissioners had any questions or discussion. Director Hines clarified that the customer visits would be limited to 8:00 a.m. to 6:00 p.m.; however, operational hours could be 8:00 a.m. to 8:00 p.m.

Member Frey inquired if all operations would be inside the building, or if there would there be part of it outside of the meat shop. Mr. Koyama responded that everything would be done inside of the facility. The only activity outside would be customer visits, and that could be 20-30 minutes during unloading and loading. Due to the capacity of the cooler space and the hang times of the carcasses, he has a maximum that can be done in a week's span. Member Frey asked that question because he agrees with the 8:00 a.m. to 6:00 p.m. for customer visits, but he doesn't want to limit when the applicant could operate inside of the building since there wouldn't be anything that would bother any of the neighbors. He doesn't feel like there's anything wrong with him working in the shop in the middle of the night if needed.

Member Ansotegui pointed out that this would be limited to game meat—no domestic meat processing or slaughtering, and he inquired about the process for receiving the meat for processing. Nathan Koyama said that on the west side of the shop, nearest the entrance from the driveway, he will get the meat and put it on a hook and rail to move it to the cooler with the incoming of the carcass. When the customer comes to pick up the order, he would have everything boxed up, so the customer would arrive, make the payment, and then load up the boxes of meat. Member Ansotegui questioned if there was an estimated number of animals that would be processed per week, and Mr. Koyama replied that it would be six on the high side. Member Ansotegui remarked that this number is not a lot, and Mr. Koyama explained that it is a small cooler.

Member Nelson commented that six doesn't sound like a lot until they are the one doing the work. He agreed with Member Frey that no outside activities be allowed after 6:00 p.m.; however, he didn't see the need to limit the operations inside the building after that time.

Member Ansotegui had one more thing about the signage. He thinks that it was stated during the staff meeting that it would be on the north side of an irrigation canal. He wanted to make sure that the applicant was aware of the setback and asked that he talk to TCID (Truckee Carson Irrigation District) about that. Nathan Koyama wasn't aware of that. Member Ansotegui requested that he

contact them about the placement of the sign. The preferred sign location would be on the north side of that irrigation ditch—that green line on the aerial photograph displayed on the screen. It is more for identification for customers coming in. He could even place it along the road on Howard Place. The sign location can be moved.

Member Hyde called for public comment and reminded everyone of the three minute time limit.

Rick Martin, 2767 Lone Tree Road, said that he has property at 2134 Stark Lane, and he was not opposed to wild game meat processing; however, if this progresses as indicated in the application to include domestic livestock in the future with the custom exempt license. He posed some questions regarding the future potential operations of this business. If this continues into that aspect and they start doing the domestic animal with the wild animal processing, will that change the zoning? It's A-5 right now, and that seems that it could turn into more of a commercial business. He understands that he wants to maintain a freezer truck, or a freezer vehicle, to take the domestic meat in and out. He inquired if the applicant was going to have customers still coming in and delivering domestic in addition to his processing. Would that increase traffic? He also asked if somebody was going to be at the facility to take in deliveries while someone else is out delivering the other animals, the domestic animals, to and from vendors. He also questioned whether there will be employees involved, extra employees in the future. He asked the commission to address these concerns.

Member Hyde gave some time for the applicant to address the comments made. Nathan Koyama said regarding future proposed plans to get a custom exempt licensing that wild game season runs from August to late November, which would be the busiest time with the most customer traffic. The hang times on wild game are much shorter, and it's a much more saturated time. With the custom exempt, cows have a hang time minimum of 10 days, most customers prefer 14 to 21. Pigs have a hang time of three days, and they're larger animals. Six is what he's expecting to be maximum capacity with smaller animals like the deer, the venison, or the antelope, and even less when somebody brings in an elk because that's more hook space that's being taken up. Customer traffic would slow down drastically with a custom exempt processing being handled. He pointed out that the facility is 480 square feet. He can only fit and process so much in there. He doesn't plan on building anything bigger to accommodate for that. Member Frey had the same thought as to what happens with future expansion; but he concluded that it's completely irrelevant. We are just addressing tonight what this special use permit entails. What happens in the future we will address based on what those conditions look like in the future. We can theorize what that looks like, but there's Nevada Department of Agriculture that's going to intervene and so on, so it's kind of irrelevant what may or may not happen down the road. Staying focused on this special use permit is all we really need to look at. Member Nelson was also understanding that at this time this is all we're approving. If the applicant wants to take that next step, that is going to be under a separate permit at a future date. He didn't want to discount what was said during public comment, but what we're approving tonight doesn't even approve that section of the work. That would come later, and those questions would be answered and mitigated at that point. Director Hines confirmed that Member Nelson's comments were accurate.

Member Hyde asked for any further comments; there being none he called for a motion.

**Member Frey, based on the information provided in the application, in the staff report, and heard tonight, moved that the findings have been met for conformance with the criteria found in in CCC 16.08.080(H) and therefore approve the**

**application for a Special Use Permit submitted by Nathan Koyama for a wild game processing home business at 600 Howard Pl (APN 007-891-18). This approval is subject to conditions, as listed in the Staff Report and as modified to not limit the hours of operation from 8:00 a.m. to 8:00 p.m. Member Ansotegui seconded the motion and the decision carried by unanimous vote (4-0).**

*Recommended Conditions:*

- 1. Approval of the Home-Based Business is limited to:*
  - a. Operation only by Nathan Koyama and Ellen Covington, and not transferrable to another location or operator.*
  - b. This approval is for a wild game processing facility only and does not include activities such as a retail shop, domestic meat processing, slaughtering, etc.*
  - c. Customer visits are limited to 8:00 am-6:00 pm. Customer visits must be by appointment only, must be one at a time, and must be spaced to avoid customer overlap.*
  - d. The sign shall not exceed 10 sq ft and must be placed in a location setback from the intersection.*
  - e. Carcass waste shall be taken to the landfill daily or kept in cold storage until taken to the landfill. It shall not be kept outdoors.*
  - f. Carcass waste shall be prevented from entering the septic system using a separator or other acceptable method.*
- 2. The project must be in conformance with County Code, including but not limited to:*
  - a. Outside storage is not approved, and only the sign proposed at the hearing is allowed.*
  - b. All outdoor lighting (including for security) shall comply with the Dark Skies requirements.*
  - c. A business license must be obtained and maintained, and building constructed to standard.*
  - d. All required building permits shall be obtained, and inspections performed.*
- 3. Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.*

Member Hyde thanked the applicant and advised that there is a ten-day appeal period and to contact the department for further permitting procedures.

## **10. Code Amendment**

Director Hines stated that there have been two workshops regarding potential code changes for the Industrial zoning district. We're looking at having more clarity in our use table, definitions for each use, and to break out our industrial zone to have three industrial zones—light industrial, medium industrial, and heavy industrial. This gives us the ability to put industrial zones, specific industrial zones, where we want them, for example, light industrial zones near residences and heavy industrial zones out in the 40-mile desert. At the workshop, there were not many comments necessarily on the use table, but there were a few comments on the map. There are 173 parcels that are zoned industrial. He went over some of the changes that were made to the maps based upon the discussion at the workshops. He explained that Dean Patterson, Senior Planner, is working on refining the definitions and the land use table for Industrial uses. Director Hines invited additional comments and questions from the commissioners while he finalizes things. Member Nelson asked for a printed copy of the presentation to go over, and Member Ansotegui gave him the copy he had.

Member Frey stated that he met with Director Hines and suggested that the Industrial 3 area



in the northwest part of the section near Mason Road where there are more residences should be Industrial 1 or 2. Director Hines agreed that a buffer zone or friction zone could be imposed on these areas that limits the types of activities that would be permitted in that area. There was some other discussion regarding the large sizes of these parcels and that imposing a friction zone might work better than changing the zoning for the entire parcel when there could be sufficient buffering between the potential industrial use and the residences.

**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:**

There were none.

**13. Adjournment:**

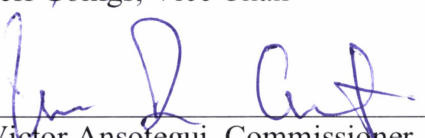
There being no further business to come before the Planning Commission, Chair Bunyard adjourned the meeting at 8:06 p.m.

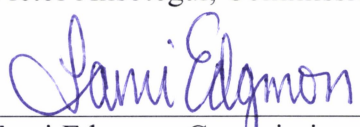
**14. Appendix:**

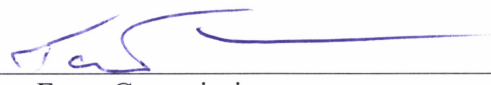
Supporting Documentation

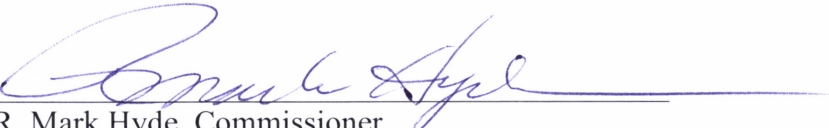
Approved:   
Zack Bunyard, Chair

Approved:   
Jeff Goings, Vice Chair

Approved:   
Victor Ansoategui, Commissioner

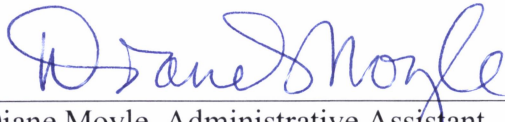
Approved:   
Tami Edgmon, Commissioner

Approved:   
Joe Frey, Commissioner

Approved:   
R. Mark Hyde, Commissioner

Approved: NOT PRESENT  
Scott Nelson, Commissioner

ATTEST:

  
Diane Moyle, Administrative Assistant