

MINUTES OF THE CHURCHILL COUNTY PLANNING COMMISSION

155 N. Taylor St., Fallon, NV 89406

August 13, 2025

1. Call to Order:

The regular meeting of the Planning Commission was called to order at 6:00 p.m. on August 13, 2025 by Chair Bunyard.

Present: Zack Bunyard, Chair; Jeff Goings, Vice Chair; Victor Ansotegui, Member; Tami Edgmon, Member; Joe Frey, Member; and Mark Hyde, Member.

Absent: Scott Nelson, 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 August 7, 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 Edgmon moved to approve the agenda as submitted. Member Frey seconded the motion which carried by unanimous vote (6-0).

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

Chair Bunyard 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. July 9, 2025 Public Hearing

Member Edgmon moved to approve the minutes of the July 9, 2025 meeting as written. Vice Chair Goings seconded the motion and the decision carried by unanimous vote (6-0).

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.

Brenda Garabito, 3921 Arnold Way, was available to speak regarding this application.

Dean Patterson, Senior Planner, explained that an annual review was added as a condition of the permit for normal reasons as well as due to some issues at the time of the application regarding vehicles in the county road and easements. Mrs. Garabito provided photographs of the condition of the property currently, and the Code Compliance Official performed a site inspection to confirm these conditions. He stated that the determination that needs to be made today is whether or not the commission wants to continue requiring an annual review.

Chair Bunyard stated that he has been by this location several times and everything seems to be in compliance. He thought that it may no longer be necessary to have an annual review. He asked if any of the commissioners had any questions or discussion.

Member Frey recused himself from this discussion and vote.

Member Edgmon asked if there were still any conditions that were not in compliance and was told that everything had been completed and that they had met all of the conditions of approval.

Chair Bunyard asked for any further comments; there being none, he called for a motion.

Vice Chair Goings moved to no longer require an annual review of the special use permit for Bulldog Auto Sales at 3921 Arnold Way. Member Hyde seconded the motion and the decision carried by a majority vote (5-0) with Member Frey abstaining.

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.

Marc Simoncini, 7625 Beach Road, was available to speak regarding this application.

Dean Patterson, Senior Planner, stated that this application is for approval of a Sending Site and Transfer of Development Rights calculation. The property has a small amount of water rights, about 15.7 acres. There are currently two residences on one property with one of them being uninhabitable. There is one residence on the other property. A primary issue for this property is that it is partly within the accident potential zone found at the south end of the NAS (Naval Air Station) Fallon runway. These properties were initially planned for division into homesites; however, this is not allowed, and the Navy was opposed to the land division. This property qualifies for the minimum standards for a sending site and provides community benefit as described in the staff report.

He noted that the Sending Site Review Committee reviewed the application and recommended approval of the sending site and a total of 93 TDRs (transfer of development rights). In addition, the members recommended that the new TDRs be extinguished by the Board to avoid increasing the overly large pool of TDRs that already exists. You will find this in the motion, and it will probably

be a recommendation for all future sending site applications. Staff recommends approval.

Chair Bunyard inquired if the applicant had anything to add, and he did not. He then asked if any of the commissioners had any questions or discussion.

Vice Chair Goings expressed concerns about extinguishing the transfer of development rights because we do not know what the future holds. Dean Patterson explained that they would be recommending approving the TDRs calculated, but then also recommending that the Board, who would be the owner of the TDRs should they purchase the easement, extinguish them instead of adding them to the large number that we already have banked. Vice Chair Goings understands that there is concern about an overabundance of TDRs, but he wasn't sure that this was something that they should be recommending at this time. There is no way to know whether or not the TDRs would have some value in 50 years. He's not comfortable with having that in the motion to retire those TDRs after they've been approved to have those TDRs.

Member Hyde acknowledged that the recommendation comes from the Sending Site Review Committee and not from staff. He asked Mr. Patterson what the disadvantage is of keeping the TDRs and adding to the balance. Dean Patterson responded that there's very little change other than to stop accumulating TDRs, which the county already has over 10,000-12,000 right now. Member Hyde pointed out that there is a possibility that in the future these could become fungible, and the county could potentially be better off by not losing them or extinguishing them. He thinks that is the question that needs to be answered. There was discussion regarding the number of TDRs that already exist and that they far exceed the number of housing that currently exists in the City of Fallon and Churchill County combined. There is also no mechanism that requires anyone to purchase TDRs for development. Another member posed the question of whether there was a cost to the county to maintain these TDRs, and it was stated that there wasn't. Since there was no cost to the county to maintain these TDRs, they didn't believe that it was advantageous to extinguish them.

Chair Bunyard called for public comment, and there were none.

Chair Bunyard asked for any further comments; there being none, he called for a motion.

Vice Chair Goings, based on the information provided in the application, in the staff report, and heard tonight, moved to recommend the following to the Board of County Commissioners:

- a) approval of the Sending Site application for Lonesome Duck Ranch, LLC, based on providing the community benefits of preserving 156 acres of farmland with surface water-rights; protecting nearby military operations and protection of water recharge areas; and**
- b) approval of 93 TDRs of the same property.**

Member Ansotegui seconded the motion and the decision carried by a majority vote (5-1 with Member Bunyard in opposition to removing the recommendation to extinguish the TDRs).

Chair Bunyard thanked the applicant and advised that this application will be forwarded to the Board of County Commissioners at their hearing on September 4, 2025 with their recommendation.

- 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.

Robert Yost, 7250 Reno Highway, was available to speak regarding this application.

Dean Patterson, Senior Planner, said the applicant is seeking a Special Use Permit (SUP) to operate an equipment rental business, including excavators, forklifts, skid steers, and similar construction machinery. The property contains existing structures, including a home that is a nonconforming use, a shop used for storage, a garage, a barn, and a pump house. The applicant will live in the home, use the shop for storage, construct a new 30' × 40' office space and new shop, and use the open area along the highway for parking and equipment storage. He has future plans for two additional rental buildings in the southeast corner, but those are not included in this application. Up to ten customers per day are anticipated. All equipment will be delivered and picked up by the business. Customers will not move it themselves. Operating hours are normal daytime hours, seven days a week.

Mr. Patterson stated that notices were sent to neighbors and other agencies. Comments were received from Nevada Department of Transportation (NDOT). A formal trip generation letter will be needed, an NDOT occupancy permit for changes in the right-of-way will be needed, and other boilerplate comments were provided. The Building Department provided comments regarding needing a licensed contractor for nonresidential construction, the need for building permits before work is done, and meeting Americans with Disabilities Act (ADA) requirements as determined by the Building Official.

The staff report reviews the Special Use Permit criteria. Issues raised include:

- ADA accessibility: Normally, businesses with employees and public access need to meet ADA accessibility requirements. The applicant has been working with the Building Official and the Director on this matter. Since the employees are family members and customers will not stay for an extended period, no ADA facilities are necessary at this time. Staff recommends a condition that non-family employees be prohibited due to not having these facilities.
- Landscaping: New and expanding businesses must meet the landscaping code requirements. Parking lot trees are required, but can be provided by existing trees. A landscaping strip is required along the highway frontage, which is listed in the conditions of approval. This does not have to be plants, and there are good examples along the Reno Highway.
- Highway Access: Another issue was highway access. Staff inquired directly to NDOT, who indicated that some changes may be needed, such as possible adjustments to the driveway aprons, and the two current accesses may be limited to one main access and one closed for emergency access only. The applicant will need to work with NDOT for their requirements.

Dean Patterson said that staff recommends approval with recommended conditions listed in the staff report.

Chair Bunyard inquired if the applicant was aware of the conditions listed in the staff report, and Mr. Yost responded in the affirmative. Chair Bunyard verified that the applicant would be able to make all of these things happen, who replied that he would.

Chair Bunyard asked if any of the commissioners had any questions or discussion.

Member Hyde inquired if the applicant had contacted NDOT. Robert Yost said that he had called three times, left messages, but nobody had called him back. He just keeps trying to get to speak with someone to find out exactly what he needs to do.

Member Edgmon noted that condition four states that there will be no external employees permitted, and this business will be seven days per week. She asked the applicant if he would be operating the business by himself, and Robert Yost stated that he has been doing it that way for seven

years now.

Chair Bunyard called for public comment, and there were none.

Chair Bunyard asked for any further comments; there being none, he called for a motion.

Member Hyde, 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 Special Use Permit, SUP25-24, for Robert J Yost of Valley Rentals, LLC, to establish an equipment rental facility, located at 7250 Reno Highway (APN 007-251-07). This approval is subject to conditions, as listed in the Staff Report. Member Edgmon seconded the motion and the decision carried by unanimous vote (6-0).

Recommended Conditions:

1. *This permit is subject to annual review to confirm compliance with conditions until such time as the Planning Commission determines it is no longer necessary.*
2. *The entire property must be in conformance with County Code, including but not limited to:*
 - a. *Parking lot and driveways are to be graveled.*
 - b. *All necessary building permits must be obtained.*
 - c. *Landscaping requirements must be met. Existing trees may serve as parking lot trees. A road landscaping strip must be installed.*
 - d. *Handicapped accessibility facilities shall be installed as determined by the Building Official and Director.*
3. *Future buildings proposed on the east side of the property are not approved at this point. A future SUP will be required.*
4. *No external employee is permitted*
5. *Operation of the business shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.*
6. *Any state highway access permits required by NDOT shall be obtained, and all required improvements shall be installed.*

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

- 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.

Dean Patterson, Senior Planner, noted that Mr. Laca was out of town and unavailable to attend the meeting; however, this is a fairly simple request and a decision could be made without the applicant's attendance. The applicant is requesting the abandonment of a 20' wide irrigation easement located within one of his parcels. The easement was intended to be a private easement, but that distinction was accidentally left off. He explained that when the property was previously divided this easement was not established as a private easement. He pointed out on the map displayed on the overhead screen that one easement was designated as private, and the other one

was not. The process of abandoning a private easement is fairly easy, but this is the process to abandon an easement that is considered a public easement. The easement was to protect future irrigation needs if the lot was sold to another party. Since that time, the applicant has revised development plans, and the easement is no longer needed. The applicant would like to abandon it. The Planning Commission may recommend, and the Board may approve the abandonment if it determines that the public will not be materially injured. Mr. Patterson said that legal notice was provided in the newspaper, and letters were sent to abutting landowners. No comments were received. The Public Works Director approves of the abandonment. The County Surveyor reviewed the proposal and approved of the abandonment with text changes that are being worked out with the applicant.

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

Chair Bunyard inquired if there were any public comments, and there were none.

Chair Bunyard called for a motion.

Member Edgmon, 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.16.08.050.4 (H) and therefore recommend that the Board of County Commissioners approve the request to abandon an unused 20' wide irrigation easement (AE25-3) located within parcel 4 of a parcel map recorded as document No. 465024 on January 19, 2018, in the official records of Churchill County, Nevada, as described in the application and with changes required by the county surveyor. Vice Chair Goings seconded the motion and the decision carried by unanimous vote (6-0).

- 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.

Garrett Roosa, 1955 Allen Road, was available to speak regarding this application.

Dean Patterson, Senior Planner, explained that this project has an unusual background. Randy Stanley operated the One Horse Overhead Door Company at the subject property for over 30 years. The business licensing was done by the sheriff at that time. Business licenses are now with the Public Works Department. This was authorized as a home business under Mr. Stanley and located at his home property. Since then, the operations have grown larger than what the current home business rules allow and have been that way for a long time. Randy Stanley recently passed away. He left his son the residence, and he left the applicant the business. The applicant worked for the former owner for over 18 years. The applicant currently lives on the property together with the son of the former owner. Since the home business is in the name of Randy Stanley, his death ends the home business permit. Garrett Roosa lives at the site and is requesting the existing business be permitted under his name. So, for the project, the applicant is requesting the special use permit to continue to allow an existing business as a home business, specifically changing the ownership name for the permit.

Mr. Patterson noted on a site visit, staff observed five trucks for business operations, piles of materials, waste materials, storage containers, and six trailers. The property has the main residence where the office and some storage space is located. The garage building is used for storage and vehicle

parking. This business does not typically receive customers on site. The materials are pre-ordered, and assembly is done at the customer site. The delivery of the materials to the home business is normally over the weekend. A home business is accessory to, and subordinate to, the primary residential use. The home business under Randy Stanley had characteristics that far exceed the home businesses that are permitted today. A primary concern is that the business is not accessory to the home but rather has become the primary use of the property. The business practices that would need the SUP are:

- A. To have many commercial vehicles and trailers,
- B. To have three non-resident employees, and
- C. To have extensive outside storage of business-related materials in different parts of the staff identified several concerns regarding the scale and intensity of the business and its compatibility with the surrounding residential area.

On the one hand, it would seem unfair to force a 30-year-old business to close or move suddenly. On the other hand, during the life of the previous owner, the business has grown far beyond the normal limits of a home business. In situations where a business has been successful and grown past the home business limits, staff and the planning commission have encouraged the business to move to a commercial location. There have been a number of success stories like this in the county. In similar situations, the planning commission has given the business a limited time to look for and move to another location. Staff recommends a similar approach in this case.

The staff report also reviews the five special use permit criteria. Criteria one relates to neighborhood compatibility. Lands to the northeast and west are all zoned for high or medium density residential development, not commercial use. Homes are located across the street. The proposed home business is highly commercial in nature and has expanded beyond the scope of a typical home business, and it's not compatible with the surrounding land uses and development. Staff recommends giving the existing business two years to plan for a move and carry it out.

Criteria two relates to conformance with the master plan and the zoning code. The staff report identifies issues with fleet parking in the event of approval. There are recommended conditions in the staff report. It also identifies issues with ADA accessibility. Normally, businesses with employees need ADA (Americans with Disabilities Act) facilities that would be for handicapped parking, building access, and restrooms. In the event of an approval, there are recommended conditions in the staff report. The staff report also identifies issues with outdoor storage screening. This would be for the extensive outdoor storage that is not screened at this time. In the event of approval, there are recommended conditions for that as well.

Criteria five relates to environmental impacts on the neighborhood. The business will create impacts on nearby residential uses that would have the same impacts as a normal business in a business location is much more than a normal home business. Impacts include traffic and noise from business vehicles, from employees and their vehicles, and from large delivery trucks on weekends or after hours. Also, dust generated by the increased traffic on dirt or gravel sites. And then banging noises from large metal objects being moved, manipulated, or delivered. The staff recommendation was for denial, with the allowance for the business to have time to find a new location.

Chair Bunyard asked if the applicant had anything to add, and Mr. Roosa said as far as the ADA compliance, he had asked an attorney regarding the way they're structured having a zero customer flow, and if an employee gets hurt, they stay home until they recover, which is the whole purpose of their worker's comp insurance coverage. If that isn't good enough to cover the ADA requirement, he has sought a layout plan with a contractor here in town to make the shop half ADA

compliant: parking, bathroom access, and all that. He had the layout with him if they were interested in seeing it. Chair Bunyard also inquired about outdoor screening, but the applicant didn't understand what that would entail. Chair Bunyard likened it to the Bulldog Auto Sales photos that were shown on the screen earlier in the meeting where everything was screened from view. That's what is required on a commercial lot. Mr. Roosa admitted this is one item he would have a hard time conforming to in a very short time because he would have to obtain permission from TCID to build on the north side of the ditch, which is within a 75-foot easement. That's the only concern he has for the temporary use of the property if it's approved for the two years to find another location if that was plausible. He didn't have any problems with the ADA compliance and could get a parking space and get an ADA approved toilet on site. He stated that the additional junk and debris on site is being cleared right now as they have ordered dumpsters to remove a lot of the items that have been laying around. Chair Bunyard inquired if the applicant had started looking at commercial properties. Garrett Roosa replied that he has been, and rentals are pretty much taken. Buying a property is so far out of his budget because it would take \$180,000 to \$200,000 to even start looking. His next option would be to leave the community and move the business to another environment until funds are available to move back. Chair Bunyard expressed his opinion that he thinks everyone is willing to give him some time to find another location. They are not here to shut his business down or have him leave town. Mr. Roosa stated that if they are willing to work with him and allow him some time to recoup funds it would be helpful. He noted that insurance costs alone is around \$30,000 to start a business when they have a fleet of vehicles.

Chair Bunyard questioned if any of the commissioners had any questions or discussion. Dean Patterson pointed out that the recommended conditions listed in the staff report would only apply if the commissioners approved the home business special use permit application, but would not apply if the application is denied. Chair Bunyard then clarified to the applicant that should the commission approve the home business special use permit, then he would need to comply with the ADA and screening conditions; however, if they do not approve the permit and just allow some time to relocate, he wouldn't be subject to those conditions.

Member Frey noted that the business has grown beyond what would be considered a home business in a residential setting. The last thing that he would want to see is for the applicant to go somewhere else right now. He wondered if this could still be eligible for a home based business if the equipment and employee traffic were handled at a commercial location. Dean Patterson supposed that there's a variety of ways it could be approached, and that might be an option. Chair Bunyard stated that if a portion of the business were conducted from a commercial location, it would be considered a commercial business at that location and wouldn't need the home business location.

Member Edgmon stated that home-based businesses are pretty specific and black and white, and it has reached the point that it is far beyond what a home-based business would be. Trying to make it fit into a home-based business isn't really an option. She agrees with Dean Patterson that it should be denied.

Vice Chair Goings remarked that he is old enough to remember when there was a plumbing business being conducted from this same location. He expressed sympathy with the applicant; however, we have codes and regulations that they must meet. He, personally, is leaning to leave everything in place for two years to give him an opportunity to find another location for this business within the community. In his opinion, that's the only way we can do this equitably, to satisfy the county's codes and also not to detriment this business as well.

Member Hyde said that he feels the same way as Member Goings. We want the business to

stay here in town. If given a two year window, the applicant could find another location. There are too many things regarding this business now that don't fit in with a home-based business. A two year window would allow you to continue to operate your business while he finds another location.

Member Ansotegui stated that he lives directly across the street from this location, and he wanted it to be on record that they have been great neighbors. The semi-truck that comes every Sunday has never been an issue. We really want to see them do well. But, as everybody said, it's just so far from a home-based business.

Member Frey inquired of counsel if they vote for denial of the application would they be putting the applicant at risk for not being able to submit another application in two years if he changes the structure of this business to a point where it would substantially meet the criteria of a home-based business. Joseph Sanford, Deputy District Attorney-Civil, remarked that the two years being discussed here is essentially a request not to enforce the code violations that would result in fines and being removed. If in the intervening period of time he either comes up with a new structure, potentially rezones the property, or whatever would bring the property into conformance, then it would just be in conformance. There is nothing that would not allow him to submit another application. It just wouldn't be an authorized home-based business. They would just be saying that for the next two years the county will not proceed with enforcement action like they would normally would, and they are also not saying that the applicant is approved to have a business there.

Chair Bunyard asked for public comment, and there were none.

Chair Bunyard 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 not been met for conformance with the criteria found in CCC 16.08.080(H) nor the criteria in CCC 16.16.020.8.2(a-h) and therefore deny the application for a Home Business Special Use Permit, SUP25-25, for One Horse LLC Overhead at 1955 S Allen Road. This denial is accompanied by a recommendation to the Director to allow 2 years for the business to find a new location and move. Member Frey seconded the motion and the decision carried by unanimous vote (6-0).

Chair Bunyard thanked the applicant and advised that this will give him two years to relocate the business.

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.

Joshua Bush, representing Northern Nevada Research Co, 7162 California Street, and Rebecca , Engineering, were available to speak regarding this application.

Dean Patterson, Senior Planner, said that NNRC is a subsidiary for the Tesla company. They do stress tests on Tesla's batteries to push their limits and learn what causes them to fail. They also do other battery testing, such as certifying them for other countries. The company has obtained other special use permits (SUP) in the past. All conditions for those permits have been met, though there is still facility construction in the works. The current SUP is a minor expansion to build a new 30' x 40' building located on an existing arena. The building is for performing non-stress testing. This building

and the previously approved building will likely be built on a similar timeframe.

The staff report reviews the five Special Use Permit criteria. No major issues were identified. The minor issues noted were making sure to update the Emergency Response Plan to the Fire Marshals' satisfaction and maintaining state permits.

Chair Bunyard asked if the applicant had anything to add, and Mr. Bush expressed appreciation for the support from the planning committee, and he think Mr. Patterson pretty well covered it. This facility, this building being added, is specifically for operating space for setting up of tests that will not be conducted in that facility mainly to keep it out of the elements.

Chair Bunyard inquired whether any of the commissioners had any questions or discussion, and there were none.

Chair Bunyard asked for public comment, and there were none.

Chair Bunyard 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 CCC 16.08.080(H) and therefore approve the Special Use Permit, SUP25-27, for Northern Nevada Research Co. to expand the Explosion/Combustion Testing Facility at 7162 California Street, APN 009-251-84. This approval is subject to conditions, as listed in the Staff Report. Member Edgmon seconded the motion and the decision carried by unanimous vote (6-0).

Recommended Conditions:

1. *The permit is strictly for the addition of the new 30'×40' facility.*
2. *The project must be constructed and remain in compliance with Churchill County Code, including but not limited to:*
 - a. *Any necessary building permits must be obtained prior to construction and/or for alterations.*
 - b. *A business license must be obtained or updated.*
3. *The emergency response plan must be updated with the Churchill County Fire Marshal.*
4. *The applicant must maintain state and federal agency permits and requirements, including but not limited to:*
 - a. *Nevada Division of Environmental Protection, Bureau of Air Pollution, permits or exemption letters for dust control and air/chemical emissions, etc.*
 - b. *Nevada Division of Environmental Protection, Bureau of Water, permits or exemption letters for stormwater control, industrial pollution prevention, etc.*

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

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.

Randy Hines, Public Works Director, stated that this ordinance amendment is a culmination of all of the discussions at the two previous workshops on April 22nd and June 24th revamping our industrial zone within our code. He shared some highlights in a short presentation (see attached). The goals for these code changes regarding the industrial zones are to have clarity, for economic development, community protection, and managed growth. He stated that Amos Akena, Planning Technician, Dean Patterson, Senior Planner, and Joe Sanford, Deputy District Attorney-Civil, have put an extreme amount of effort into the Bill that has been provided to you.

Names were assigned for each of the industrial zones:

- I-1, which will be called commercial industrial, since these are usually adjacent to commercial
- I-2, which will be called industrial
- I-3, which will be called heavy industrial

He noted that these designations are now incorporated into Section 16.08.250, the use table for all zoning districts. The existing table listing for I (Industrial) was replaced with the three different designations in the new table. The table was revised to indicate what uses are allowed, allowed with a special use permit (SUP), or prohibited in the new industrial zones.

Additionally, other changes were made to clean up the code requirements in order to be more clear on what is required. Both the administrative special use permit and conditional zoning permit are administrative functions, and we didn't need two of them, so we just combined them to be in one. We added section 16.08.065 for zoning reviews because we didn't have anything regarding this process in the code. We added section 16.08.075 for the conditional zoning permit, which is for uses that are allowed with this conditional zoning permit rather than an SUP. A conditional zoning permit is designated "C" in the use table. Some minor edits to section 16.08.080 for special use permits were made and section 16.08.085 for conditional use permits was added. While reviewing regulations for the code changes we found that NRS (Nevada Revised Statutes) requires "a conditional use permit ... to operate a facility where an explosive, highly hazardous substance designated pursuant to NRS 459.3816 is present in quantities greater than designated in NRS 459.3816, or a hazardous substance adopted pursuant to NRS 459.3833 will be used, manufactured, processed, transferred, or stored." Those highly hazardous materials will require a conditional use permit rather than a special use permit. This will require more notification with longer notification periods, and there's more requirements in that conditional use permit than in a special use permit. This was discovered while making changes in the code, which is why we're adding this section. Those will probably be pretty much isolated to the I-3 areas.

We also made changes in section 16.24.010, the definitions generally, either revised or added definitions for the industrial uses that are in the table. While going through those definitions, we found out that some of the definitions weren't really defining what the use was. Dean Patterson put a great effort into researching those definitions and, hopefully, making them clear for people that want to have that use. We also revised section 16.16.030, for renewable energy facility. This section was changed to Power Generation Facility—private, minor, and major and classified by the source of power generation to include fuel-based resources and renewable resources. Private is more like solar panels at a house, and minor would be around 500 kilowatts, which would be like backup generator for a hospital, or a medical facility, or a school, or stuff like that. The major power generation would be like the Sierra Solar Project, the geothermal projects, etc. Director Hines noted that a letter was received from SB Energy (a copy was provided to each commissioner). SB Energy is a proposed company that would like to come to Churchill County to put in some more solar panels out in the 40-mile desert. "On behalf of SB Energy, a renewable energy developer committed

to advancing a portfolio of energy solutions, we respectfully urge the Churchill County Staff and Planning Commission to designate Major Power Generation (renewable) projects, such as our proposed Forty Mile North Solar Project [an exhibit in the packet], as subject to zoning review [which would be a conditional zoning permit] rather than requiring a special use permit in the I-2 (Medium Industrial) and I-3 (Heavy Industrial) zoning districts.”

“The current industrial zoning framework, as noted on page 4, highlights the diverse range of industrial activities—from concrete plants to battery testing facilities—each requiring individual review. Unlike many of these intensive uses, utility-scale solar and battery storage facilities, such as the Forty Mile North Solar Project, are low impact, non-disruptive, and environmentally benign, making them well-suited for streamlined zoning review. As outlined on page 11, zoning review ensures that projects are constructed and operated in a manner that does not overburden public services, mitigates road and traffic impacts, and avoids or mitigates adverse environmental effects such as noise, glare, fumes, or odors. Solar projects inherently meet these standards. They generate minimal noise, are secured by perimeter fencing, and pose no risk of fuel spillage, explosions, or chemical hazards—unlike some of the more intensive uses permitted in the I-3 zone. Furthermore, utility scale solar technology relies on anti-reflective technology to greatly reduce glint and glare associated with some smaller installations.

“Additionally, we respectfully request clarification regarding the 0.5-mile setback from highway referenced in the zoning framework and request that ‘See CCC 16.16.020. 2 for ½ mile setback from the highways’ be removed from the Major Power Generation section.” Director Hines noted that this was something that is in the current use table, and has been removed in this amendment. One of their concerns was that it wasn’t allowing any solar panels to be within that half-mile friction zone (inadvertently referred to as a setback). This has already been removed and didn’t really apply. Their letter included several exhibits, showing their proposed project, information regarding the glint and glare analysis for the project (preliminary). He stated that these changes were not included in the Bill that was provided to the commissioners because it was something that was received after the workshop. SB Energy is requesting that you consider making these types of facilities a conditional zoning permit rather than a special use permit in those areas. If that’s the recommendation from the Planning Commission, then we would have to create a separate line in the use table for solar energy production different from the other power generation facilities.

Chair Bunyard asked staff to clarify regarding this recommended change. If this solar project were in the I-3, they just need the conditional zoning permit, correct? But in the I-2, wouldn’t they have to actually qualify for an SUP to change that zoning? Director Hines responded that SB Energy is requesting that solar power major power generation be a conditional zoning permit in both I-2 and I-3. Chair Bunyard then verified that currently, we have it as just I-3. Joseph Sanford, DDA-Civil, stated that currently it requires a special use permit in I-2, I-3, and RR20.

Vice Chair Goings requested that Director Hines describe to everybody here the difference between the special use permit and the conditional zoning permit and what it takes to get a project approved. Randy Hines started with a special use permit, which is what we have in the code right now. An applicant will apply for a special use permit for their project, and notifications are sent to landowners at least 300-feet from the boundary of the property, or at least 30 unique owners, whichever is greater. Comments are received and staff reviews the application and materials. We could potentially be sending reports out for third-party review if it’s required. We’ll do a thorough investigation, make sure that it meets county code, and prepare staff report. The application is scheduled for the Planning Commission to make a decision. Director Hines then shared that the

conditional zoning permit is basically handled the same way, except that it wouldn't need to get approval from the Planning Commission at a meeting. We get the application. It's an approved use with this permit. We still send out notifications—the same notifications that we do for the special use permit; accept comments; perform the same internal review; and if needed, send it out for third-party review. Staff makes the decision whether it meets all county code requirements in order to be approved. The decision is made administratively through the department, and it doesn't go to the Planning Commission because it is considered an approved use in that zoning district. We still ensure that it meets county code, take any comments that come in from the public (i.e. a stream runs through the parcel, etc.) to see if any reasonable conditions may be needed to mitigate potential impacts, and then make the decision administratively. Joe Sanford, DDA-Civil, clarified that the primary difference in terms of the approval piece. When a special use permit comes before this board, it is a discretionary choice for this board whether you're going to approve it or not. If a majority of this board says they just don't like this project. We don't like this type of use at all, and we deny it. There are some issues with it, but technically that is within your abilities. The conditional zoning permit that we're talking about is one where this board has said that this is the type of use we do want here. It is still going to have to be consistent with the neighborhood, still have to be built in conformance with the master plan, still going to have all of the same conditions like what you would look at in the back of your packet from the special use permit, those listed conditions. Those would be the same. The difference is that decision that says you just don't want this type of business here has already been made because it's been zoned as an approved use.

Chair Bunyard replied that currently, it's not, which is why we're making the change, and Joe Sanford confirmed this to be correct. That is the decision that is being made today with this ordinance amendment and zoning map amendment—when you make this zone and state that a particular use is something that we would want in these zones. Chair Bunyard reiterated that they are making a decision of whether an SUP would be required for a power generation or allow it with the conditional zoning review permit in the I-2 and I-3 zones. Director Hines stated that most of the changes done from the existing I to I-1, I-2, I-3 was the focus of the code changes. He further said that they had considered some of the commercial; however, this is something that will be tackled at a later time. Several changes were made in response to comments from commissioners from both of the workshops and to add better definitions and clarifications. What is requested by SB Energy is to recommend a change to the power generation facility section to separate solar power generation from other types in the land use table, and then to allow those in I-2 and I-3 with a conditional zoning permit instead of a special use permit, which would need to be made part of the motion.

Vice Chair Goings asked if these changes needed to be made before they make a recommendation, or if the change would be made after their decision. Joe Sanford, DDA-Civil, said that if the commission wanted to adopt the recommendation here, they would put that in the motion that you want to do that, and then staff would make the changes to present to the Board. If the commission would like to allow major solar projects as a conditional zoning permit in the I-2 and I-3 zoning districts, or just one of these if that is the recommendation. Chair Bunyard pointed out that SB Energy is recommending this, and whether or not they go forward with a project is unbeknownst to us. Vice Chair Goings verified that the solar power generation would need to be listed as a separate item on the table because it would no longer fall under the current power generating facility. Director Hines agreed that another line below that power generation facility would be added for solar power generation facility.

Member Frey inquired if they were making a decision on recommending this to the Board of County Commissioners tonight. Director Hines confirmed that the motion would be whether or not to recommend what we've presented here. If it is recommended for adoption, the first reading of the Bill would be on the September 4th meeting, and then the second reading would be at the 17th.

Member Hyde commended Randy Hines and Dean Patterson for all of the work that has been done with this. As you look at this request from SB Energy, he asked if staff was quite comfortable with having this be split out as they're recommending, so that it would come under a conditional zoning permit as opposed to an SUP. He noted that it's a different kind, a cleaner type, no noise factor; maybe it does need to be separate and it's something that would be handled in your department. It wouldn't come to us in an SUP environment. Director Hines thinks this project is similar to the one that was approved last year. It's the same size as what Sierra Solar was. He pointed out that the Planning Commission was in favor of that project. He believes that if this is something that we want in the county, especially along the I-80 corridor, if that's something you guys are comfortable with being an administrative function, then again, that's your recommendation. The Board would still have authority whether or not to approve it from there. They may have a different vision.

Vice Chair Goings questioned whether the I-3 heavy industrial takes up that whole I-80 corridor because he couldn't exactly remember the maps that were presented. He said there are several parcels of Industrial zoning where Kennametal on Highway 95 North. He asked about the parcels that would be impacted. Director Hines stated that there are no industrial parcels located on I-80 currently; those are either RR20 or something else. If SB Energy comes through, they're probably going to request a zone change to either I-2 or I-3. We do have some I-3 parcels north and south of Hazen. We have some over there by Safety Kleen and out by Kennametal. I-3 is also south of town for the landfill; all on the outskirts of the county. We've heard that people want the industrial, but want it out there further from the community, so that is what this ordinance is attempting to address. Vice Chair Goings expressed a concern regarding a developer being able to buy large parcels of I-3 property for a large solar project, and then there are less heavy industrial parcels to allow other uses on. He gave an example of the differences between a solar facility and a warehouse that could potentially have more income potential for the community. Chair Bunyard pointed out that the county does get the personal property tax on all those solar panels and things like that. He also noted that anyone could still request a zone change on certain parcels, so they would not be in danger of using up all of the industrial land. Director Hines noted that RR20, which probably encompasses 95% of the county, still allows this use with an SUP.

Member Frey sees all of the changes that have been discussed in the workshops have been made to both the code and to the map. This is the only last little change, and he would personally like to see this continue to move forward. Although he wasn't 100% certain how the language would need to be changed for the solar exemption, he feels like it's a great idea. He also noted that if this is moving to the Board of County Commissioners, there'll be another opportunity to look at that and another opportunity to work on that over the next month. Director Hines clarified that it's not an exemption; it would be an approved use if that's something that you recommend. Those changes would be made prior to the September 4th Board of County Commissioners' meeting and wouldn't have to come back to the Planning Commission.

Chair Bunyard asked for public comment.

Scott Hiatt questioned how the determination was made regarding which parcels would be designated as I-1, I-2 and I-3. He pointed out that Hiatt Land owns some of the parcels that would

be designated as medium industrial around the airport, and he wondered what the determining factors were to make this change. Chair Bunyard agreed that these parcels were already zoned for industrial use, and based upon where these parcels were located a designation is being recommended as to which types of industrial uses should be permitted in those parcels. Those industrial parcels that are closer to homes or the city limits and potential impacts to the surrounding neighbors are recommended to be light to medium industrial uses instead of heavier industrial uses. Director Hines reiterated that the solar company mentioned is making a request regarding the type of permitting that would be required for solar power generation facilities in the I-2 and I-3 zones. The parcels that they currently own are zoned RR-20, and if the Board approved the solar power generation facilities to require a conditional zoning permit instead of a special use permit, they would probably request a zone change for their parcels to either I-2 or I-3, so that they could just go through that process instead of the special use permit. There was further discussion regarding the proposed zoning map amendment showing the changes recommended for the parcels that are currently industrially zoned and what types of uses would be recommended for each of the new districts. The zoning map amendment map was displayed on the overhead screen. Joseph Sanford, DDA-Civil, stated that the zoning map amendment is the next item on the agenda and there are currently over 150 parcels that are zoned Industrial within Churchill County. We are recommending deleting the Industrial zoning and then redesignating those parcels as either I-1, I-2, or I-3. Every existing parcel is going to receive a designation, so that it can be clear as to what would be permitted in those zones. There were explanations provided regarding the locations of the different zones and how those determinations were made, and Mr. Hiatt seemed to understand what was explained. There were no other public comments.

Chair Bunyard then called for a motion.

Member Frey moved to recommend that the Board of County Commissioners approve Bill 2025-A, Ordinance 32, with a change to allow Solar Power Generating Facilities be permitted with a Conditional Zoning Permit in the I-2 & I-3 zoning districts. Vice Chair Goings seconded the motion and the decision carried by unanimous vote (6-0).

Chair Bunyard noted that their recommendation would be forwarded with the Bill to the Board of County Commissioners meeting on September 4, 2025.

- 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.

Randy Hines, Public Works Director, stated that this is a continuation of the previous discussion and the previous workshops. The amended map was displayed on the overhead screen. He noted some minor modifications since the last workshop on the different map slides. One of the changes from the workshops to this meeting is reclassifying the terms for I-1 as Commercial Industrial, I-2 as Industrial, and I-3 as Heavy Industrial. It was also pointed out those parcels that were changed from I-2 to I-1 since they were located closer to residential properties. It was stated that should parcels be combined in the future, a friction zone could be created that would not allow certain uses to be within a certain distance from residences. There was some discussion related to the I-2 parcels north of Kennametal on Highway 95 North and it was determined that those should probably be changed to I-3 since they are not near residential even though it is along the highway corridor because there are already friction zone requirements in the code to reduce impacts in that area. There was some discussion regarding the need for another motion regarding the zoning map amendment, and it was stated that a motion is required for each item on the agenda. This item is separate from the Bill in the previous item. Joseph Sanford, DDA-Civil, noted that the first item (A) was to recommend the ordinance that creates the zoning districts, and this item (B) is to establish where those zoning districts will be on the map. If the commission would like to include changing those smaller parcels on the Lovelock Highway to I-3, it would need to be stated in the motion.

Chair Bunyard asked for public comment.

Rob Carnahan, 397 Ranchland Way, remarked that he received a letter regarding this agenda item. He wasn't sure what was going on as a community member, and he asked the commission if they lived in the area where he does what would be some of the questions that they would be asking right now regarding these changes. Is there anything that they should be concerned about in this subdivision. It was stated that they received notifications because their properties are near parcels that are currently zoned for industrial use. Right now, any industrial use could be proposed on any of these industrial parcels. What the county is recommending is to change those industrial parcels that are closer to residences to I-1, which would be for lighter industrial uses, and would pose fewer impacts on the surrounding areas. This would limit the types of industrial use that would be permitted in that zone, which benefits the homeowner. This is why the county is trying to limit the exposure that residential parcels would have to heavier industrial uses in certain areas. Director Hines also mentioned that any project would still need to conform to county codes and not create a

nuisance. Even if a use is approved with a conditional zoning permit, they would still meet the same guidelines and requirements as a use requiring a special use permit. The review is still the same, but there are certain uses that are being designated as approved with that type of permit because those are the uses that the county wants to see in those zoning districts.

Vice Chair Goings moved to recommend that the Board of County Commissioners approve the zoning map amendment to change the Industrial Zoning to match the map submitted with an additional change of the parcels along Highway 95 North near Kennametal to I-3. Member Ansotegui seconded the motion and the decision carried by unanimous vote (6-0).

Chair Bunyard noted that their recommendation would be forwarded with the map to the Board of County Commissioners meeting on September 4, 2025. Director Hines again thanked Joe Sanford, Dean Patterson, Amos Akena, and Diane Moyle for all of the work that went into this process. He also appreciated the input from the Planning Commission and Board of County Commissioners in putting these amendments together.

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.

Vice Chair Goings moved to approve the consent agenda as submitted. Member Frey seconded the motion and the decision carried unanimously (6-0).

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 7:45 p.m.

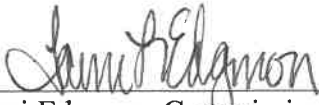
14. Appendix:

Supporting Documentation

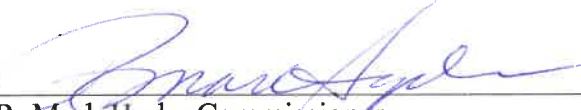
Approved: NOT AVAILABLE
Zack Bunyard, Chair

Approved: 
Jeff Goings, Vice Chair

Approved: 
Victor Ansotegui, Commissioner

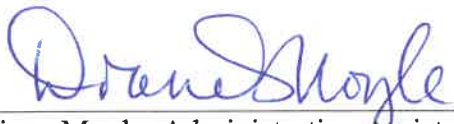
Approved: 
Tami Edgmon, Commissioner

Approved: 
Joe Frey, Commissioner

Approved: 
R. Mark Hyde, Commissioner

Approved: NOT AVAILABLE
Scott Nelson, Commissioner

ATTEST:


Diane Moyle, Administrative Assistant



CHURCHILL COUNTY
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STAFF REPORTS FOR
PLANNING COMMISSION MEETING – August 13, 2025

LIST OF STAFF REPORTS

- | | |
|---|---------|
| • Simoncini Sending Site Application | Page 2 |
| • Yost SUP for Valley rentals | Page 3 |
| • Laca Abandonment of Easement at Conrad Pl | Page 6 |
| • Roosa Home Business SPU for sales and storage of Garage doors | Page 7 |
| • NNRC SPU for an addition of 30×40 Indoor testing facility | Page 10 |
| • Consent Agenda | Page 13 |

OLD BUSINESS ITEM MOTIONS

Motion for Annual Review of SUP - should be modified by the Planning Commission as needed.

NOTE: Annual review is **NOT a new decision or renewal**. It is a review for compliance with the previously approved decision. Failure to comply with the permit can be grounds for a permit **REVOCATION** process.

- ☐ I move to review this application in one year. ***[[OR USE OTHER TIMEFRAME]]***
[[ADD OTHER REQUIREMENTS OR INSTRUCTIONS IF NEEDED]]
- ☐ I move no longer require annual review for this application.

Motion for Renewal of Temporary Use Permit - should be modified by the Planning Commission as needed.

NOTE: These permits expire in one year unless a renewal is approved, with the possibility of setting shorter renewal periods. Thus, a renewal is **a new decision or approval**.

- ☐ I move to **APPROVE** the renewal of this Temporary Use Permit for ***[NAME OF APPLICANT]*** for one year. ***[[OR USE OTHER TIMEFRAME]]***
[[ADD OTHER REQUIREMENTS OR INSTRUCTIONS IF NEEDED]]
- ☐ I move to **DENY** the renewal of this Temporary Use Permit for ***[NAME OF APPLICANT]***.

Application:	Transfer of Development Rights—Sending Site	Application #:	TDR25-1
Applicant:	Marc Simoncini of Lonesome Duck Ranch, LLC		
Owner:	Lonesome Duck Ranch, LLC		
Site:	7615, 7625, & 7925 Beach Rd (APN 006-871-04) – 80.0 ac. And (APN 006-871-05) – 76.0 ac.		
Designations:	Master Plan – Agriculture // Zoning – A-10 // NAS Fallon Overlay Zone		

Summary: This application is for approval of a Sending Site and Transfer of Development Rights calculation. The property is 15.7 water righted, with the remainder being canals, drains, and farm roads.

There are currently 2 residences on APN 006-871-04 and 1 is uninhabitable. There is 1 residence on APN 006-871-05. **Note** that this property is partly within the accident potential zone at the ends of the base runway. The Navy was opposed to its land division.

Sending Sites have minimum requirements:

- 20-acre minimum parcel size or identified as a special site (CCC 16.14.050).
- Areas removed from irrigation or stripped of vegetation do not pose a dust liability (CCC 16.14.030.D).

Sending Sites must provide a community benefit listed below, by means identified in CCC 16.14.030.B:

- Agricultural preservation and retention of water rights.
- Protection of military operations.
- Protection of water recharge areas.
- Protection of open space.
- Protection of wildlife habitat.
- Providing public access.
- Other special benefits.

This property qualifies for the minimum standards by meeting the acreage requirement and dust control requirement. This property provides community benefit by:

- a) Agricultural preservation with water rights retention on a small part of the parcels.
- b) Protection of military operations.
- c) Protection of water recharge areas.

The Sending Site Committee reviewed the application on July 27, 2025 and determined that these parcels meet the criteria of a sending site and recommends approval of the sending site. The Committee recommended a total of 93 TDRs.

STAFF RECOMMENDATION: **APPROVAL**

MOTION: The motion should be modified by the Planning Commission as needed.

- ☐ Based on the information provided in application (TDR25-1), staff report, sending site meeting, and heard tonight, I move to recommend the following to the Board of County Commissioners:
- a) approval of the Sending Site application for Lonesome Duck Ranch LLC based on providing the community benefits of preserving 156 acres of farmland with surface water-rights; protecting nearby military operations and protection of water recharge areas; and
 - b) approval of 93 TDRs of the same property.
 - c) That the 93 TDRs be extinguished.

Application:	Special Use Permit (SUP)	Application #:	SUP25-24
Use Listing:	Equipment Rental		
Applicant:	Robert J Yost for Valley Rentals, LLC		
Owner:	Richard I Bode		
Site:	7250 Reno Hwy (APN 007-251-07) – 10.0 ac.		
Designations:	Master Plan – Urbanizing // Zoning – C2 & A-10		

Summary: The applicant is seeking a Special Use Permit (SUP) to operate a family run equipment rental business. The equipment includes excavators, forklifts, skid steers, and similar construction machinery. The property is divided into 2 zoning designations: 5.94 acres zoned C-2 (commercial) and 4.06 acres zoned A-10 (Agricultural). The SUP request is for the property zoned C-2, which is adjacent to the highway. The A-10 area are not included in the SUP request.

The subject property contains approximately 5 existing structures: a 2-story residential building, a shop now used for storage, a garage, a barn, and a pump house. The applicant intends to, use the 2-story building as his residence and the shop for storage, construct a new (30×40)' office space and a new shop, and use the open area southeast of the property for parking and equipment storage. He proposes 2 additional buildings southeast of the property in the future (not part of this SUP application).

The application anticipates a maximum of 10 customers per day. All equipment will be delivered and picked up by the business. Customers will not tow or transport equipment themselves – ensuring minimum impact on customer traffic. Operating hours are normal daytime hours, 7 days a week.

Notices: were sent and comments were received from NDOT requiring that the applicant: submit a formal trip generation letter with review of possible mitigations required per NDOT Access Management Systems and Standards (AMSS), obtain NDOT occupancy permit for right of way and maintenance of the access, among other NDOT set conditions.

Churchill County Building Department requires; an appropriately licensed contractor for any nonresidential construction, all plans to meet or exceed the currently adopted Building codes per Churchill County Code, no work or construction carried out until the issuance of a building permit by the Churchill County Building Department, and commercial business with employees and/or public access to meet ADA requirements including but not limited to; means of egress, parking, and restrooms.

Criteria Review: ***CCC 16.08.080(H): Findings from a preponderance of evidence must indicate that the proposed use:***

1. Is compatible with the existing surrounding land uses and development.

The area surrounding the proposed home business location to the east, west, and south (across the Highway) is zoned C-2 Commercial. East and west neighboring lots are empty lots. The area north is zoned A-10. There exists clear buffer between the two uses (C-2/A-10) on the property established by the residential building, the garage, and trees. The proposed use is compatible with the neighborhood existing land uses and development.

2. *Is in substantial conformance with the master plan and policies and will be constructed and operated in full compliance of this code.*

The **Master Plan** establishes land use districts that are implemented by the zoning districts. The area around the property has a Master Plan designation of Urbanizing and is zoned C-2 Commercial and A-10 to the north. **Equipment rentals are a listed use** in the use table for the C-2 zone needing a SUP to be approved. Most Master Plan policies are not applicable to the development of commercial uses or are neutral in terms of general commercial activity. The main applicable section in the Master Plan is Chapter 11 Land Use, which requires protection of the community from new development.

Chapter 11 states: “The appearance of a community as seen from the main streets and highways expresses the community character and leaves a lasting impression on visitors and potential future residents and businesses. Special attention should therefore be given to the types of land uses that are permitted along these corridors. To promote a positive image of the county, all development within these gateways must adhere to appropriate landscaping and signage requirements and only those land uses that are aesthetically appealing should be encouraged.”

GOAL LU 2 All new development must be comprehensively designed to ensure a sustainable, safe, and healthy environment that integrates into the surrounding neighborhoods.

Policy LU 2.1 In reviewing any development proposal Churchill County shall consider issues of community character, balance, sustainability, environmental impact, safety, aesthetics, and efficient service provision.

Compatibility issues are discussed under Criterion 1, above. Environmental Impacts are addressed in Criterion 5. Conditions of approval should allow the project to meet the above policies. The proposed development must conform to the County Development Code. Conditions of approval will address specific issues, including:

- **Sewer and Water:** Changes to the residential septic system and water well are not needed. The existing well will provide water for the business.
- **Generally:** Legal and physical access requirements are met. Outdoor storage is not required for vehicles product display. Site is fenced along the East and west border, and the applicant plans to fence along the highway. Lighting is not proposed, nor approved. A new 30×40 shop/office is proposed and must obtain all the required permitting from the building department. The site meets setbacks and easements.
- **Parking:** There is enough parking space provided. The application indicates a maximum of 10 trips in and out per day. The rentals equipment is delivered and picked-up by the business owner ensuring limited customer traffic.
- **ADA accessibility:** Businesses with employees and/or public access need to meet ADA accessibility requirements. Since the employees are family members and customers will not stay for an extended period, no ADA is requirement is necessary. Staff recommends no external employee.
- **Signage:** There are signs proposed; only 8’ sign area and 4’ for pole height for both pole and ground sign, 8’ for wall area and 32 square ft for freestanding sign. All these easily meet sign standards for C-2 provided in **CCC 16.16.020.6**.
- **Landscaping:** New and expanding businesses must meet the landscaping code requirements. Parking lot trees are required at 1 tree/15 parking spaces. The center of the property and near the proposed parking lot includes trees and shrubs. The area close to the residential house has trees. These can serve as parking lot trees. Code requires Landscaping along the highway frontage. Staff recommends a road landscaping strip installed.

3. *The project will be constructed and operated in a manner that will not overburden public services and infrastructure.*

There are no public sewer and water services on or near the site. Private sewer and water service currently exist for the home and can be used for the Business. The Sheriff and Fire Marshal had no comments, and the increased demand on emergency services will be minor. Public road infrastructure is discussed below. Public services and infrastructure will not be overburdened.

4. *Adequately mitigates road and traffic impacts generated by the construction and build out of the project.*

County Code requires the site access to meet County or NDOT standards. Access to the site is from US Highway 50 and within NDOT right of way and has a standard speed limit set at 65mph. The applicant acknowledges that vehicles often exceed the speed limit. Notices was sent to NDOT, and a follow up call was made, and the following reply was received: NDOT requires trip generation for businesses along highways to assess and manage potential traffic impacts of these developments on the state roadway system and that the approach apron adhere to standards and regulations set by NDOT. During staff visit, staff noticed the 2 access points that is also indicated in the site plan provided. Comments from NDOT suggested access might be limited to 1 access and the other used for strictly emergency. Changes to the apron size may be need. Staff recommends that applicant check with NDOT and meet all requirements.

5. *Does not create adverse environmental impacts, including, but not limited to, noise, glare, fumes, and odor that may be detrimental either to public health, public safety, or general welfare of the persons or property in the vicinity or the wildlife and/or natural resources.*

The possible environmental impact is dust from the large unpaved parking lot. The parking lot is not graded or gravel, but since customer visits is limited, the dust impact is minimal. Staff recommends the parking is well graveled to mitigate dust and potential effects.

STAFF RECOMMENDATION:

APPROVAL

MOTION: The motion should be modified by the Planning Commission as needed.

- Based on the information provided in the application, in the staff report, and heard tonight, I move that the findings **HAVE BEEN** met for conformance with the criteria found in CCC 16.08.080(H) and therefore **APPROVE** the Special Use Permit SUP25-24 for Robert J Yost of Valley Rentals, LLC to establish an equipment rental facility, **LOCATED** at 7250 Reno Hwy. (APN 007-251-07). This approval is subject to conditions, as listed in the Staff Report.

Recommended Conditions (NOT PART OF MOTION):

Based on code requirements and issues raised during review of the project, the following conditions are recommended for any approval:

1. This permit is subject to annual review to confirm compliance with conditions until such time as the Planning Commission determines it is no longer necessary.
2. The entire property must be in conformance with County Code, including but not limited to:
 - a. Parking lot and driveways are to be graveled.
 - b. All necessary building permits must be obtained.
 - c. Landscaping requirements must be met. Existing trees may serve as parking lot trees. A road landscaping strip must be installed.
 - d. Handicapped accessibility facilities shall be installed as determined by the Building Official and Director.

3. Future building proposed on the east side of the property are not approved at this point. A future SUP will be required.
4. No external employee is permitted
5. Operation of the business shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.
6. Any state highway access permits required by NDOT shall be obtained, and all required improvements shall be installed.

Application:	Easement Abandonment	Application #:	AE25-3
Request:	Abandonment of 20' irrigation easement along the edge of the edge of parcel		
Applicant:	Gary Laca, Trustee of Dani 1987 Trust Agreement		
Owner:	Dani 1987 Trust Agreement		
Site:	Conrad PI (APN 006-231-74) – 7.29 ac.		
Designations:	Master Plan – Agriculture // Zoning – A-5		

Project Summary: The applicant is requesting the abandonment of a 20' wide irrigation easement located within parcel 4 of a parcel map recorded as document No. 465024 on January 19, 2018, in the official records of Churchill County, Nevada. The easement was intended to be a private easement, but that distinction was accidentally left off.

The irrigation easement was originally established by the applicant at the time of split, in the anticipation of a potential need for irrigation infrastructure to support farming operation and included the easement as a precautionary measure to protect potential irrigation needs. Since the time of the parcel split, the applicant has revised development plans for the property and the easement is no longer necessary for current or future use and is therefore seeking its formal abandonment.

Note that during pre-application conversations with the applicant, the extent of the abandonment does not extend to or affect any surrounding irrigation easement. It appears the easement was intended to be private, but that distinction was accidentally left off.

Criteria Review:

CCC 16.08.050.4(H)

NRS and County Code requires two public hearings. The first hearing is before the Planning Commission, who makes a recommendation to the Board of County Commissioners. The second hearing is before the Board, who makes the final decision. The Planning Commission may recommend, and the Board may approve the abandonment if it determines that the public will not be materially injured. If approved, the land rights for the irrigation easement are returned to the landowner.

NRS and County Code requires notice for the hearings to the newspaper, and to landowners abutting the abandoned easement. Such notice was provided. No comments received.

- Similarly, the Churchill County Public Works Director approves of the abandonment.
- The County Surveyor reviewed the proposal and approved of the abandonment with text changes.

Note: Since the request does not involve a street or utility easement, utility companies and other agencies are not required to be notified.

STAFF RECOMMENDATION: **APPROVAL**

MOTION: The motion should be modified by the Planning Commission as needed.

- ☐ Based on the information provided in the application, in the staff report, and heard tonight, I move that the findings **HAVE BEEN** met for conformance with the criteria found in CCC.16.08.050.4 (H) and therefore recommend that the Board of County Commissioners **APPROVE** the request to abandon an unused 20' wide irrigation easement (AE25-3) located within parcel 4 of a parcel map recorded as document No. 465024 on January 19, 2018, in the official records of Churchill County, Nevada, as described in the application and with changes required by the county surveyor.

Application:	Home Business Special Use Permit	Application #:	SUP25-25
Use Listing:	Home Business		
Applicant:	Garrett E Roosa for One Horse LLC Overhead		
Owner:	Ben Stanley		
Site:	1955 S Allen Rd (APN 008-871-04) – 2.04 ac.		
Designations:	Master Plan – Urbanizing // Zoning – R1		

Background: Randy Stanley operated the One-Horse Overhead Door company at the subject property for over 30 years. He authorized the business (by the Sheriff at that time) as a home business under his name at his home property. Since then, the operations have grown larger than what the current home business rules allow and have been that way for a long time. Randy Stanley recently passed away. He left his son the residence, and he left the applicant the business. The applicant (current owner of the business) worked for the former owner for over 18 years. He currently lives on the property together with the son of the former owner. Since the home business is in the name of Randy Stanley, his death ends the home business permit. Garrett Roosa lives at the site and is requesting the existing business be permitted under his name.

Project Summary: The applicant is requesting a special use permit to continue to allow an existing garage door installation business as a home business, specifically changing the ownership name for the permit. On site visit, staff observed: 5 trucks for business operation, piles of materials, waste-materials, storage containers, and 6 trailers. The property has the main residence where the office and some storage space is located, the garage building used for storage and vehicle parking. The business does not typically receive customers on site. The materials are pre-ordered, and all the assembly is done at the customer's site. The delivery of the materials of the home business is normally over the weekend.

A Home-Based Business is accessory to, and subordinate to the primary residential use. Normally a Home-Based Business is reviewed through an over-the-counter permit. They must meet EIGHT (8) criteria of CCC 16.16.020.8.1(a-h), which would help them to be nearly unnoticeable to neighbors. Those that cannot meet the criteria might have impacts on neighboring residences but might be approved through an SUP if they can meet the criteria of CCC 16.16.020.8.2(a-h).

Because the home business predates the current home business limits, it has characteristics that far exceed the home businesses that are permitted today. **Of primary concern is that the business is NOT accessory to the home, but rather has become the primary use of the property.** The proposed business is requesting the SUP due to (a) use of many (roughly a dozen) commercial vehicles and trailers, (b) employment of 3 non-resident staff, and (c) extensive outside storage of business-related materials in different parts of the property.

Staff identified several concerns regarding the scale and intensity of the business and its compatibility with the surrounding residential area. On the one hand, it would seem unfair to force a 30+ year business to close or move suddenly. On the other hand, during the life of the previous owner the business has grown far beyond the limits of a normal home business. In situations where a business has been successful and grown past the home business limits, Staff and the Planning Commission have encouraged the business to move to a commercial location. In similar situations, the Planning Commission has given the business a limited time to look for and move to another location. Staff recommends a similar approach in this case.

Criteria Review: CCC 16.08.080(H): Findings from a preponderance of evidence must indicate that the proposed use:

1. Is compatible with the existing surrounding land uses and development.

The surrounding districts are agricultural (A-5) to the south, Fallon zoned R-1 residential to the north and east, and low density residential (E-1) to the west. Surrounding uses are mainly agriculture, with some residential homes to the west. The proposed home-based business is highly commercial in nature considering the storage, number of employees, fleet use and small-scale fabrication work in the facility. The business has expanded beyond the scope of a typical home business hence it is not compatible with the surrounding land uses and development, particularly residential areas that exist or are planned for the future. Staff recommends giving the existing business 2-years to plan for a move and carry it out.

2. Is in substantial conformance with the master plan and policies and will be constructed and operated in full compliance of this code.

The **Master Plan** establishes land use districts that are implemented by the zoning districts. The area around the proposed home business has a Master Plan designation of Urbanizing and is zoned E-1 residential and A-5 agricultural. **Home Based Businesses are a listed use** in the use table for the R-1 zone. They are prohibited unless there is an existing residence; and need an SUP for those proposals that do not meet certain criteria. Most Master Plan policies are not applicable to the development of commercial uses or are neutral in terms of general commercial activity. The main applicable section in the Master Plan is Chapter 11 Land Use, which requires protection of the community from new development.

GOAL LU 2 All new development must be comprehensively designed to ensure a sustainable, safe, and healthy environment that integrates into the surrounding neighborhoods.

Policy LU 2.1 In reviewing any development proposal Churchill County shall consider issues of community character, balance, sustainability, environmental impact, safety, aesthetics, and efficient service provision.

Compatibility issues are discussed under Criterion 1, above. Environmental Impacts are addressed in Criterion 5. Conditions of approval should allow the project to meet the above policies. The proposed development must conform to the County Development Code. Conditions of approval will address specific issues, including:

- **Sewer and Water:** Changes to the residential septic system and water well are not needed. There is an existing well on site that can provide adequate water for the business.
- **Generally:** Legal and physical access requirements are met. Lighting is not proposed, nor approved. No exterior changes are proposed, so the site appears to meet setbacks and easements. Similarly, the landscaping code does not apply to activities accessory to a single-family residence, like a Home-Based Business. Accessory home businesses do not have to pay County impact fees.
- **Parking:** Any required parking for a Home-Based Business would be determined through the SUP. As noted above, the business has several business trucks and trailers. The proposed parking area is being used for parking some of the home business commercial vehicles and trailers, while others are parked in various onsite locations. Most are very conspicuously parked in the front area of the property. Customer parking is not required since customers are met off site. Unless a deadline is required for moving the business, Staff recommends that parking for the many vehicles and trailers be moved behind the buildings.
- **ADA accessibility:** All commercial Businesses with employees and/or public access are required to have a means of accessibility for people with disabilities. The requirements include but are not limited to a means of egress, parking, and restrooms. These conditions apply to the home business since there are

employees who uses the residence. Unless a deadline is required for moving the business, Staff recommends that ADA accessibility requirements be applied. The Building Official and Director will make the final determination on this matter.

- **Signage:** There is no sign proposed.
- **Outdoor Storage Screening:** Over its life, the business has grown such that there is now extensive outdoor storage that is not screened. Unless a deadline is required for moving the business, Staff recommends that the home business screening requirement be applied.

3. *The project will be constructed and operated in a manner that will not overburden public services and infrastructure.*

There are no public sewer and water services on or near the site. The home has an existing septic and water well that the business is using. The Sheriff and Fire Marshal had no comments, and the increased demand on emergency services will be minor. Public road infrastructure is discussed below. Public services and infrastructure will not be overburdened.

4. *Adequately mitigates road and traffic impacts generated by the construction and build out of the project.*

The property is few feet away from the intersection of Sheckler Road and S Allen Rd. Both roads at specific hours and times of the day experience a high traffic level. There are 3 employees proposed, and only rare customer visits are expected, which will result in a small amount of traffic. However, both roads can handle minor increase in traffic from the business.

5. *Does not create adverse environmental impacts, including, but not limited to, noise, glare, fumes, and odor that may be detrimental either to public health, public safety, or general welfare of the persons or property in the vicinity or the wildlife and/or natural resources.*

The business will create impacts on nearby residential uses. The business creates the same impacts as a normal business in a business location, being much more than a normal residence. In this case traffic and noise from business vehicles, traffic and noise from employees and their vehicles, traffic and noise from large truck deliveries (including 18 wheelers), dust generated by the increased traffic on a dirt or gravel site, and noise from the banging of large metal objects (overhead door parts) being moved or manipulated.

STAFF RECOMMENDATION:

DENIAL with allowance for the business to find a new location.

MOTION: The motion should be modified by the Planning Commission as needed.

- Based on the information provided in the application, in the staff report, and heard tonight, I move that the findings **HAVE NOT BEEN** met for conformance with the criteria found in in CCC 16.08.080(H) nor the criteria in CCC 16.16.020.8.2(a-h) and therefore **DENY** the application for a Home Business Special Use Permit SUP25-25 for One Horse LLC Overhead at 1955 S Allen Rd. ***This denial is accompanied by a recommendation to the Director to allow 2 years for the business to find a new location and move.***

IN THE EVENT OF AN APPROVAL RATHER THAN A DENIAL, THE FOLLOWING CONDITIONS ARE RECOMMENDED.

Recommended Conditions (NOT PART OF MOTION): Based on code requirements and issues raised during review of the project, the following conditions are recommended for any approval of the project:

1. This business is subject to annual review.
2. The Home-Based Business is limited to:
 - a. Operation only by Garrett Roosa, and not transferable to another location or operator.
 - b. The business is limited to 3 non-resident employees.
 - c. The business is limited to 5 trucks, and 6 trailers.
 - d. This approval is for the existing overhead door business. Adding other activities, such as fence sales/installation, etc. is prohibited.
 - e. No signage outdoor lighting is approved.
3. The project must be in conformance with County Code, including but not limited to:
 - a. A business license must be obtained and maintained.
 - b. Handicapped accessibility shall be provided as determined by the Building Official and the Director, such as ADA parking space, building access, and restrooms.
 - c. Materials stored outside shall be consolidated into a single location, fenced, and visually screened.
 - d. Parking the vehicles, trailers, and storage containers must be moved to the rear of the property and placed in orderly rows, in a manner satisfactory to the Director.

Application:	Special Use Permit	Application #:	SUP25-27
Use Listing:	Explosion/Combustion Testing Facility		
Applicant:	Josh Bush for Northern Nevada Research Co (NNRC)		
Owner:	Northern Nevada Research Co (NNRC)		
Site:	7162 California (APN 009-251-84) – 100.0 ac.		
Designations:	Master Plan – Industrial // Zoning – Industrial		

Summary: NNRC is a subsidiary for the Tesla company. They do stress tests on Tesla’s batteries to push their limits and learn what causes them to fail. When failure happens, it can result in fire or explosion. This NNRC facility started in 2012. The facility includes concrete testing areas, cargo containers, berm, solar field, office space, parking, and fencing. NNRC obtained a special use permit in 2021 to operate an Explosion/Combustion Testing facility with conditions. Since then, all conditions of the SUP have been fully met requiring no further review.

NNRC is requesting this special use permit for a new 30×40 building at the existing testing facility, and it will be placed on an existing pad where the outdoor arena is. The purpose of the new building is to perform instrumentation of the elements such as thermocouples, heat sensors, wiring, piping, and others. NNRC confirms no stress testing will take place within the proposed facility.

Criteria Review: *CCC 16.08.080(H): Findings from a preponderance of evidence must indicate that the proposed use:*

1. Is compatible with the existing surrounding land uses and development.

The area around the proposed testing facility is very remote with a Master Plan designation of Industrial. The checkerboarded federal lands surrounding the site are zoned RR-20. There are few permanent uses in the area other than geothermal pipelines and rangeland grazing. Most or all the private land is owned by a few parties. The remainder of the area is vacant federal land. The closest developed uses would be 3-miles to the south, in the Hazen area. The proposed testing facility is compatible with surrounding uses. Also see Criterion 5 for environmental impacts.

2. Is in substantial conformance with the master plan and policies and will be constructed and operated in full compliance of this code.

The **Master Plan** establishes land use districts that are implemented by the zoning districts. **Explosion/Combustion Testing is allowed** in the use table for the Industrial zone, needing an SUP. Most Master Plan policies are not applicable to industrial activity. The main applicable section in the Master Plan is Chapter 11 Land Use, which requires protection of the community from new development.

GOAL LU 2 All new development must be comprehensively designed to ensure a sustainable, safe, and healthy environment that integrates into the surrounding neighborhoods.

Policy LU 2.1 In reviewing any development proposal Churchill County shall consider issues of community character, balance, sustainability, environmental impact, safety, aesthetics, and efficient service provision.

Compatibility issues are discussed under criteria 1, above. Environmental Impacts are addressed in Criterion 5. The proposed development must conform to the County Development Code. Conditions of approval will address specific issues, including:

- **Setbacks and Easements:** Setbacks are required to ensure development provides reasonable separation from adjacent properties and ensure that development near the property line does not

accidentally encroach on adjacent properties. The setback and easement requirements are met by the existing structures and the proposed new structure.

- **Sewer and water facilities:** The existing site is served by a well and a septic system. The proposed facility will utilize the same services. Permanent restroom facilities at the office have been constructed as required under the previous SUP.
- **Signage and Lighting:** The applicant proposes no signage. Operations are normally limited to daylight hours. Outdoor lighting already exists on site. A recommended condition of approval for the previous SUP required conformance with the County’s Dark Skies lighting requirements, which does not allow horizontal and upward floodlighting, and it was met.
- **Outdoor Storage:** The previous SUP permitted storage of materials within cargo containers and other debris and materials stored outside. The area is fenced and bermed all round—providing adequate screening.
- **Parking and Landscaping Requirements:** Previous SUP parking requirements were met. This new proposal adds no additional parking needs for the facility.
- **Friction Zones:** The County Code has friction zone requirements for separation between industrial and other uses, but none apply in this case.

3. *The project will be constructed and operated in a manner that will not overburden public services and infrastructure.*

There is no public sewer and water services on or near the site. The development uses on site well, septic, and power services. No comments were received from the fire marshal or sheriff, but an emergency response plan exists, and staff recommends that the response plan be updated for the new development. The proposed expansion will not overburden public service and infrastructure. Roads are discussed below.

4. *Adequately mitigates road and traffic impacts generated by the construction and build out of the project.*

County Code requires both legal and physical access to the site. Legal access is provided in the form of official access easements and RS 2477 roads that extend east from the site to the other side of the ridge, then continuing southeast down-slope to near the powerline and railroad tracks, then southwest along existing roads to Hazen. This route is privately maintained and has a surface that is a combination of gravel, partially graveled, or just dirt. NNRC maintains the access road. Traffic on this access route has increased over time and will continue to do so with additional employees and visitors. Current traffic (1 visit = 2 trips) is not expected to exceed 20 trips per day based on the previous SUP, and the route is adequate to support the traffic.

5. *Does not create adverse environmental impacts, including, but not limited to, noise, glare, fumes, and odor that may be detrimental either to public health, public safety, or general welfare of the persons or property in the vicinity or the wildlife and/or natural resources.*

There are no human-occupied uses near the facility. So potential impacts will be on the travelling public, wildlife, and the environment. The primary environmental impact will be dust from construction. State permits will require reasonable prevention of dust during grading and construction.

STAFF RECOMMENDATION:

APPROVAL

MOTION: The motion should be modified by the Planning Commission as needed.

□ Based on the information provided in the application, in the staff report, and heard tonight, I move that the findings **HAVE BEEN** met for conformance the criteria found in CCC 16.08.080(H) and therefore **APPROVE** the Special Use Permit SUP25-27 for Northern Nevada Research Co. to expand the Explosion/Combustion Testing Facility on 7162 California St. APN 009-251-84. This approval is subject to conditions, as listed in the Staff Report.

Recommended Conditions (NOT PART OF MOTION): Based on code requirements and issues raised during review of the project, the following conditions are recommended for any approval:

1. The permit is strictly for the addition of the new 30×40 facility
2. The project must be constructed and remain in compliance with Churchill County Code, including but not limited to:
 - a. Any necessary building permits must be obtained prior to construction and/or for alterations.
 - b. A business license must be obtained or updated.
3. The emergency response plan must be updated with the Churchill County Fire Marshal
4. The applicant must maintain state and federal agency permits and requirements, including but not limited to:
 - a. Nevada Division of Environmental Protection, Bureau of Air Pollution, permits or exemption letters for dust control and air/chemical emissions, etc.
 - b. Nevada Division of Environmental Protection, Bureau of Water, permits or exemption letters for stormwater control, industrial pollution prevention, etc.

Consent Agenda:

NOTE: 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 commission or any citizen may request that an item be taken from the Consent Agenda, discussed and acted upon separately during this meeting.

Please review the Consent Agenda to determine if you have any concerns.

RECOMMENDED MOTION

- I move to **Approve** the Consent Agenda as submitted.
- ***[IF YOU WISH TO REMOVE ANY ITEM FOR FURTHER DISCUSSION]***
I move to ***remove Item*** ____ for further discussion, and to approve the remainder of the Consent Agenda as submitted.



**CHURCHILL COUNTY
PLANNING COMMISSION
HEARING**

August 13, 2025

Garabito Bulldog Auto Sales, SUP Annual Review

3921 Arnold Way, APN 008-411-55

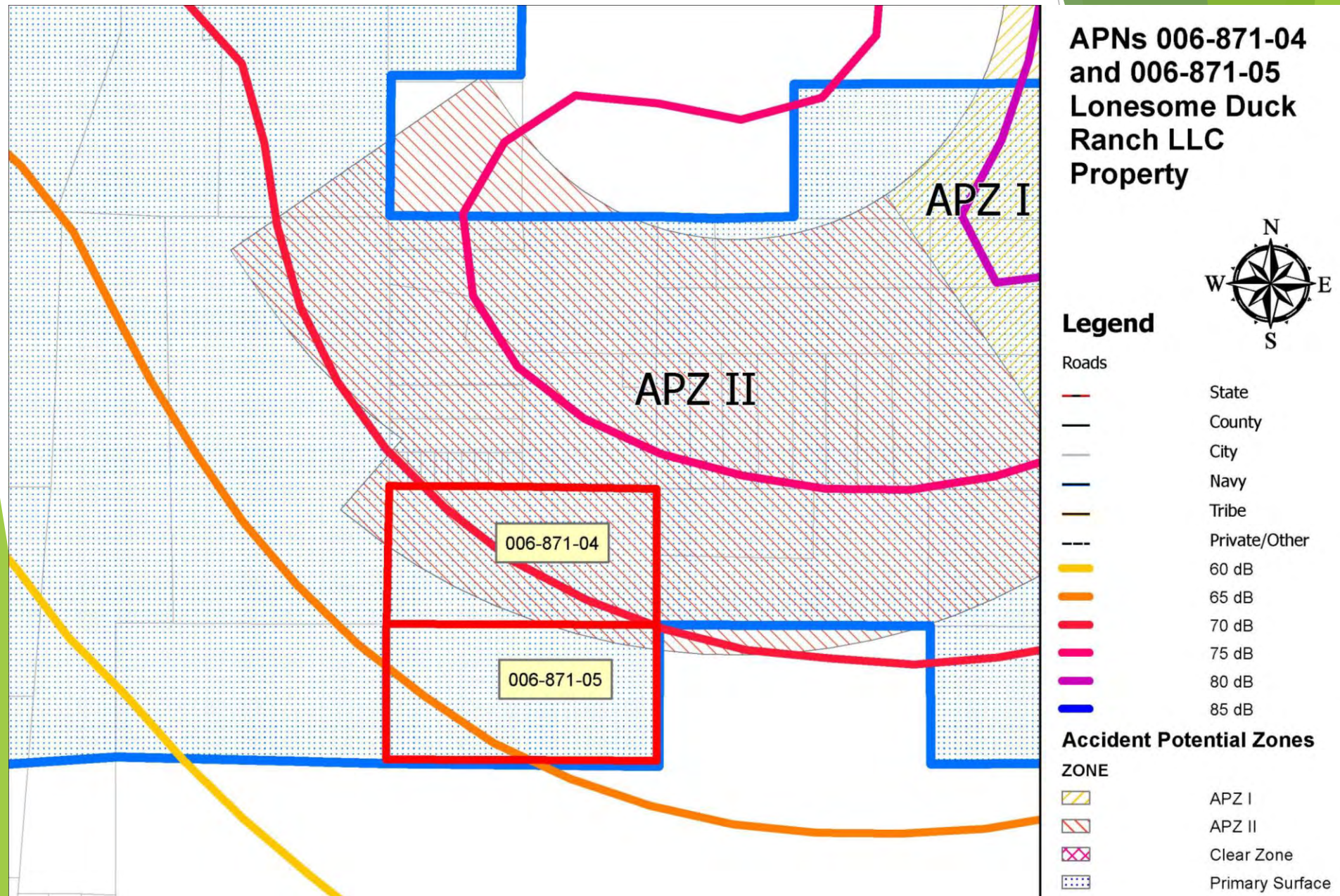






Lonesome Duck Ranch, Sending Site Application

7615, 7625 & 7925 Beach Rd, APNs 006-871-04 & 006-871-05



006-871-37

006-871-44

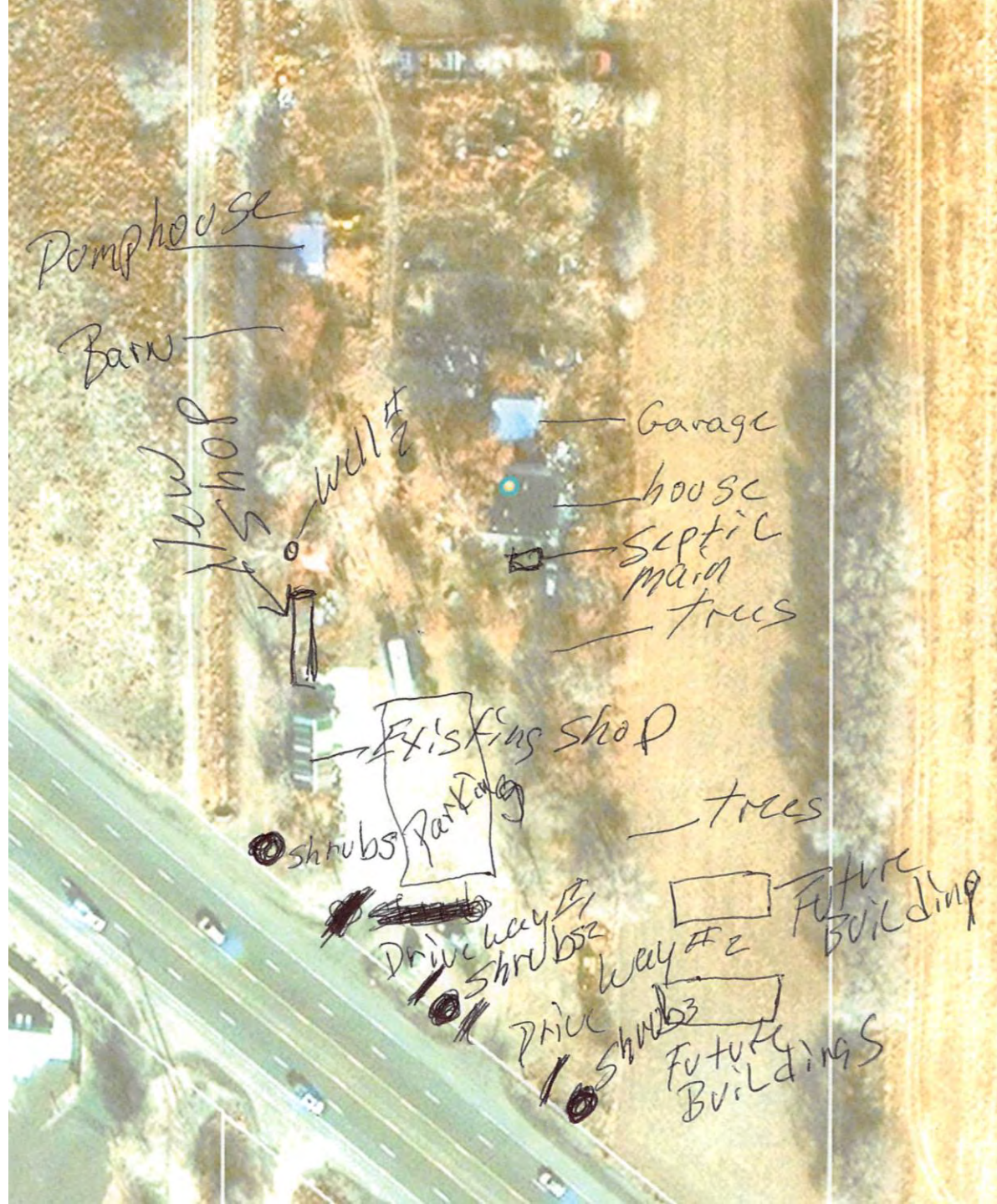
006-871-04

006-871-05



Valley Rentals, SUP, 7250 Reno Hwy, APN 007-251-07





Pumphouse

Barn

New Shop

Well #1

Garage

house

Septic main

trees

Existing Shop

shrub

Parking

trees

Drive way #1

shrub

Drive way #2

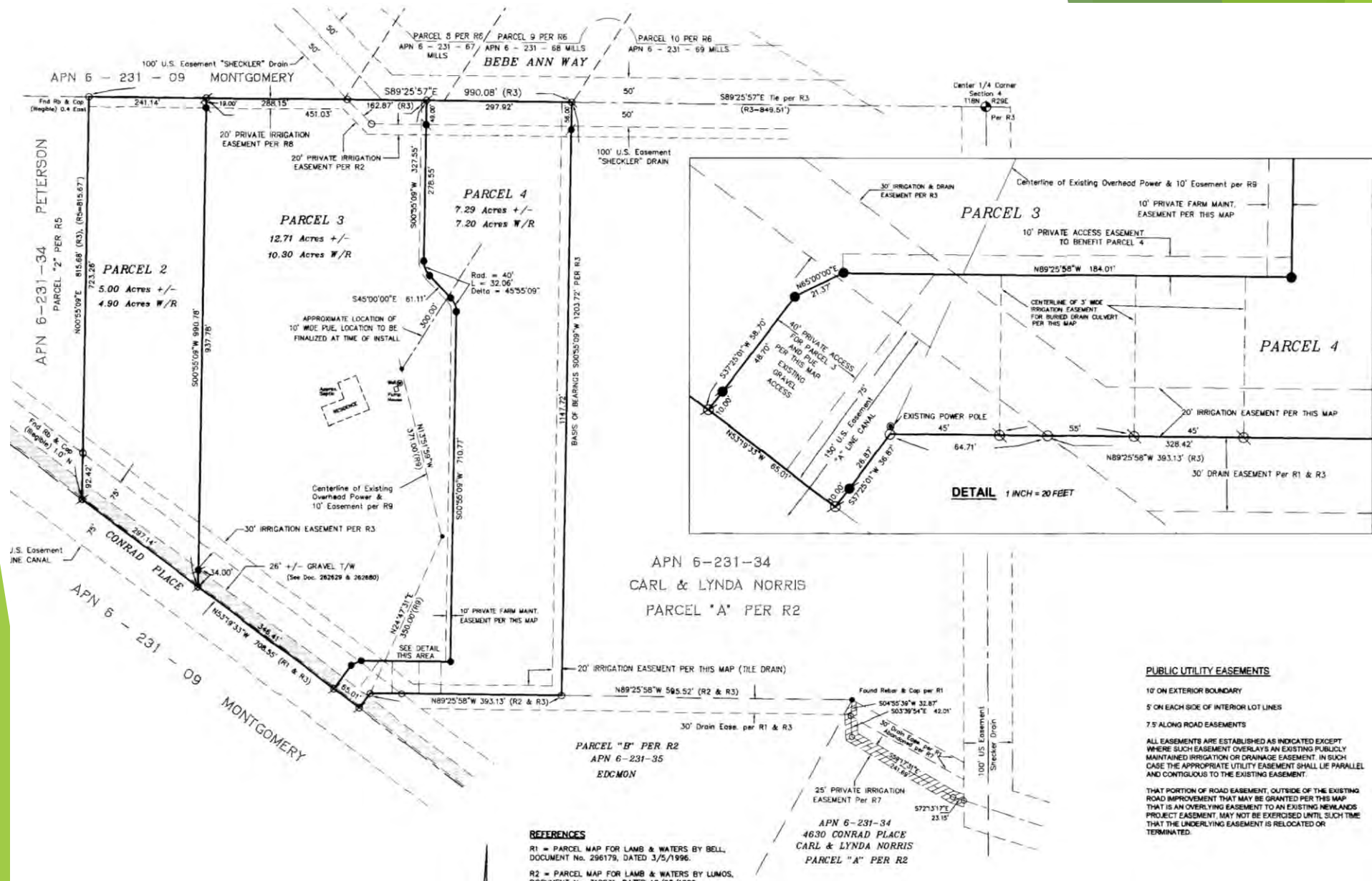
shrub

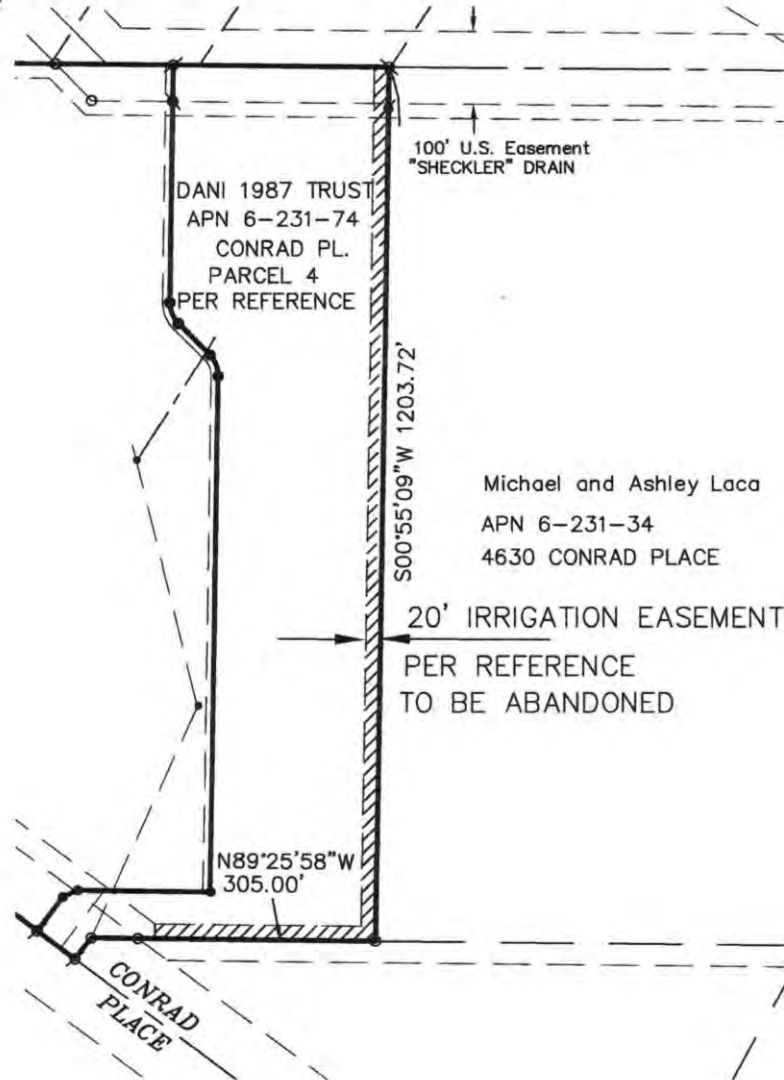
Future Building

Future Buildings

Laca, Abandonment of Easement, Conrad Pl, APN 006-231-74







REFERENCE

PARCEL MAP FOR THE DANI 1987 TRUST AGREEMENT BY BELL, DOC. No. 465024 DATED 1/19/2018.

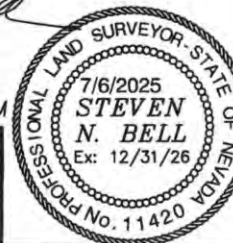
SCALE: 1 Inch = 200 Ft.

Steven N. Bell

Email: STEVENNBELL@YAHOO.COM

EASEMENT ABANDONMENT EXHIBIT
FOR THE DANI 1987 TRUST
CONRAD PLACE, APN 6-231-74
CHURCHILL COUNTY NEVADA

Bell Land Surveying
100 Fillmore Way
Reno, NV 89519
(775) 240-3079



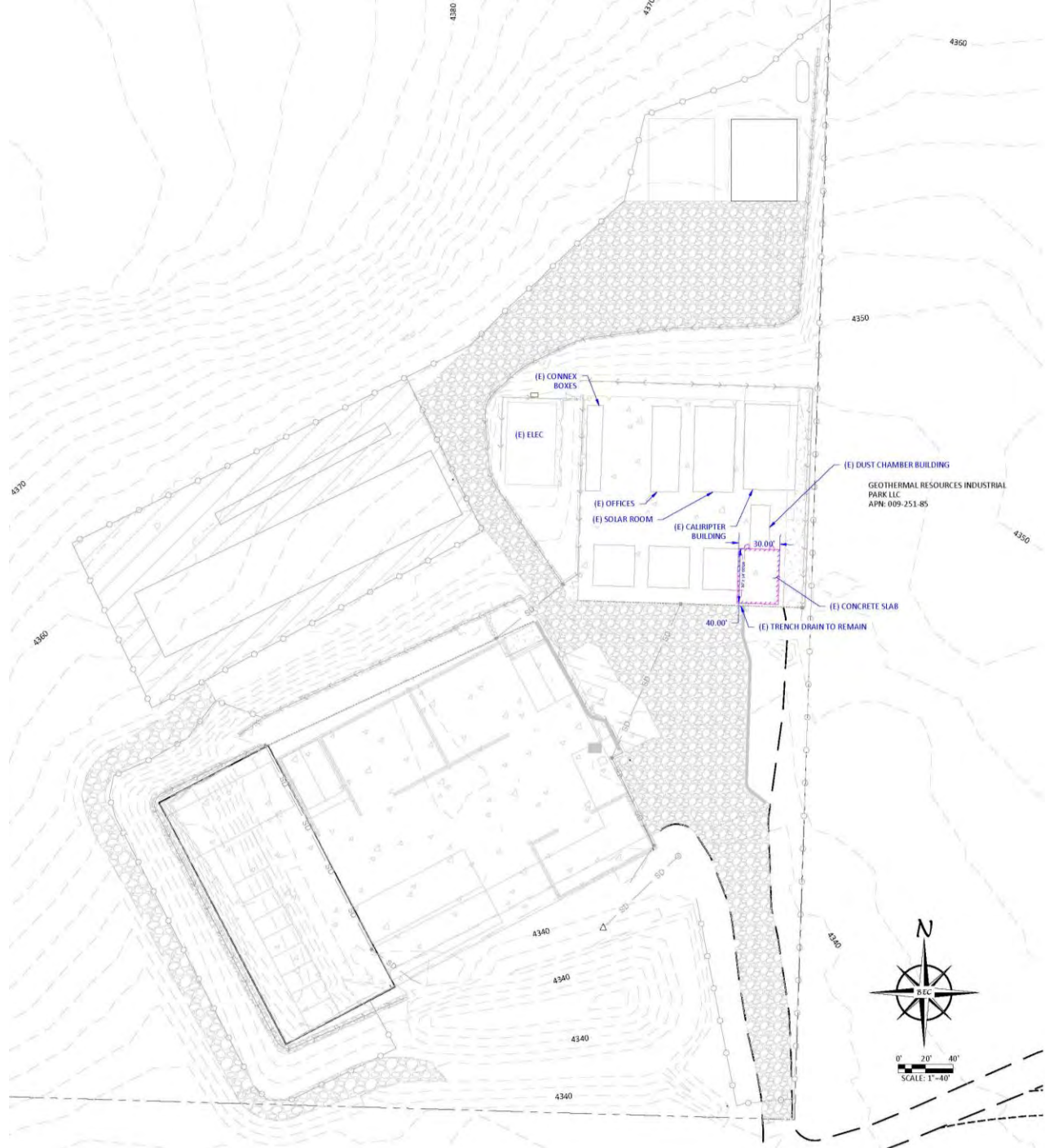
One Horse LLC Overhead, HB SUP, 1955 S Allen Rd, APN 008-871-04

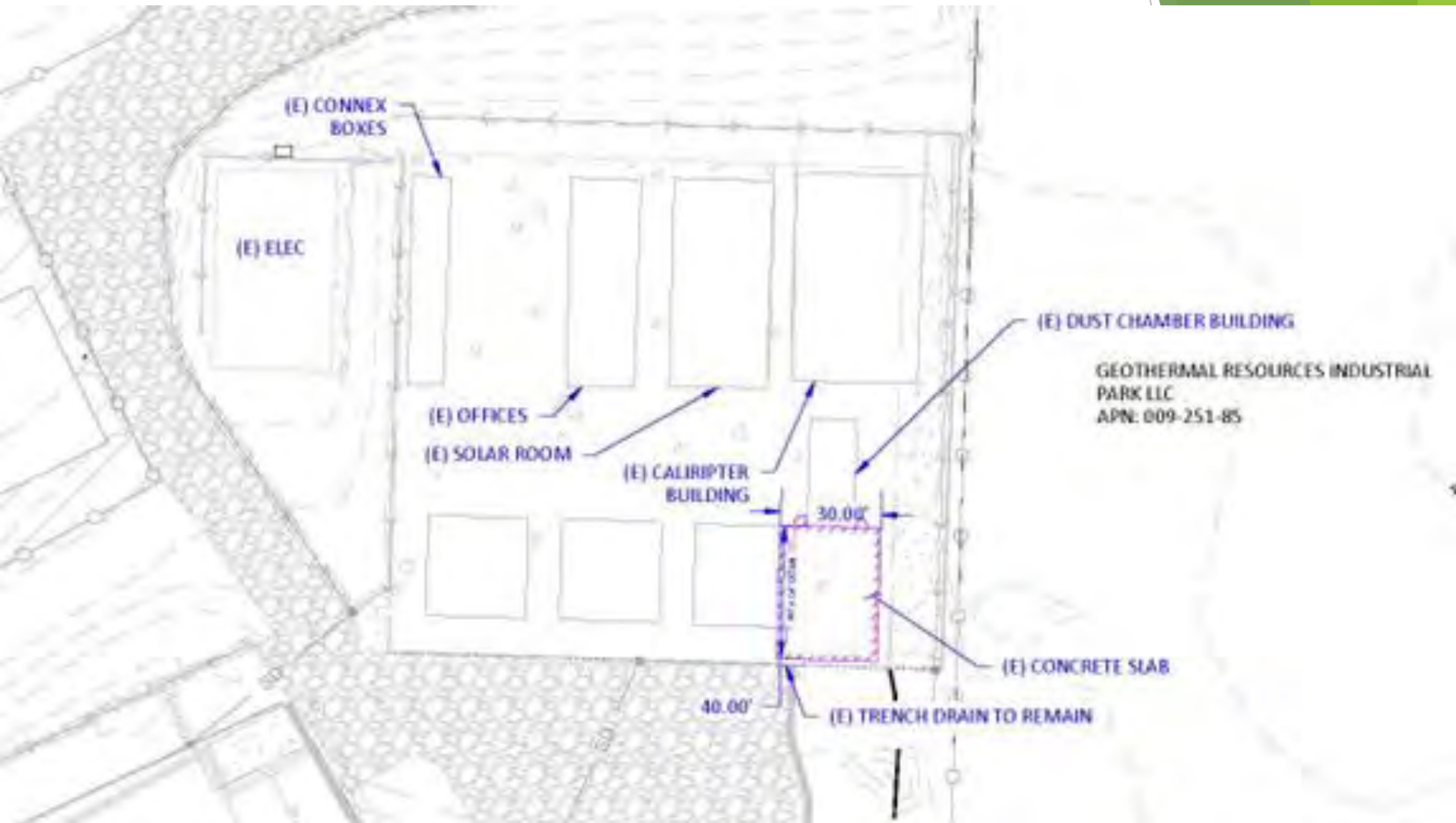




NNRC, SUP Application, 7162 California St, APN 009-251-84







Consent Agenda

From: [Jera Reidenbach](#)
To: [Planning Admin](#)
Cc: [Dean Patterson](#); [Randy Hines](#)
Subject: RE: Churchill County Planning Commission - August 13, 2025 Special Use Permit application - Valley Rentals LLC at 7250 Reno Hwy
Date: Thursday, July 24, 2025 12:56:29 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hello,

Nonresidential construction projects are required to have an appropriately licensed contractor oversee all work performed on new or existing buildings pursuant to NRS 624.

All plans and construction must meet or exceed the currently adopted Building Codes per Churchill County Code. No work or construction may be carried out until the issuance of a building permit by the Churchill County Building Department.

All commercial businesses with employees and/or public access are required to have means of accessibility for people with disabilities. These requirements include but are not limited to the following items:

- Means of Egress
- Parking
- Restrooms

Jera Reidenbach

Building Official
Jera.Reidenbach@ChurchillCountyNV.gov

Public Works, Planning, & Building
270 S. Maine St
Suite A
Fallon, NV 89406-2754
O: (775) 428-0264
Fax: (775) 423-8185



From: Planning Admin <planning-admin@churchillcountynv.gov>

Sent: Wednesday, July 09, 2025 3:13 PM

To: Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>; Brad Dolan (FM@fallonfire.org)

<FM@fallonfire.org>; d2traffic@dot.nv.gov; jgraham@dot.nv.gov

Cc: Randy Hines <Randy.Hines@churchillcountynv.gov>; Dean Patterson

<dean.patterson@churchillcountynv.gov>; Amos Akena <amos.akena@churchillcountynv.gov>

Subject: Churchill County Planning Commission - August 13, 2025 Special Use Permit application - Valley Rentals LLC at 7250 Reno Hwy

Please review the attached application for a special use permit at 7250 Reno Hwy. Provide comments, questions, etc. as soon as possible and by July 24, 2025 to be considered in the Staff Report for the Planning Commission. Please send comments to me and Dean Patterson, Senior Planner, so that we can include them. Thank you.

Diane Moyle

Administrative Assistant

planning-admin@churchillcountynv.gov

Public Works, Planning & Building Department

270 S Maine Street, Suite A

Fallon, NV 89406

775-423-7627 Main Phone

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JOE LOMBARDO
Governor

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION
310 Galletti Way
Sparks, Nevada 89431

TRACY LARKIN THOMASON, P.E.
Director

July 22, 2025

Churchill County Planning Division
155 Taylor St, Suite 194
Fallon, NV 89406
Attention: Diane Moyle

SENT VIA ELECTRONIC MAIL

RE: Valley Rentals LLC

Dear Ms. Moyle,

Nevada Department of Transportation (NDOT) District II staff has reviewed the application received via e-mail on July 9th, 2025, and provides comments accordingly.

Valley Rentals LLC Plan Description – A request has been made to acquire a Special Use Permit (SUP) to move a rental equipment store to a new location at 7250 Reno Hwy

1. The project proposes direct access to Reno Hwy, which is an NDOT-maintained facility. Reno Hwy is officially designated as US Highway 50 and is functionally classified as a Minor Collector in the project vicinity.
2. Per the trip generation estimate provided in the application, the project will require a formal trip generation letter with a review of possible mitigations required per NDOT's Access Management Systems and Standards (AMSS).
3. NDOT requires the use of permitted access to NDOT right-of-way. An NDOT occupancy permit will be required for the proposed improvements within and adjacent to US Highway 50 right-of-way. The maintaining agency of the access will be required to be the permittee.
4. The provisions of Nevada Revised Statute 405.020, 405.030 and 405.110 and Nevada Administrative Code 410.440 prevent the placement of any advertising signs within state highway right of way or roads which are owned or controlled by NDOT. In addition, the federal and state "Highway Beautification Acts" limit the placement of any sign on private property if that sign is located within 660 feet of a national Highway System route.
5. All work proposed within the NDOT Right of Way will require an encroachment permit and must comply with NDOT's Standard Plans, Access Management System and Standards, Terms and Conditions Relating to Right-of-Way Occupancy Permits, and the Drainage Manual current version at the time of application. Please contact the NDOT

District II Permits Office at (775) 834-8330 or visit D2Permits@dot.nv.gov for information about obtaining NDOT occupancy permits.

6. This letter does not provide for approval or disapproval of any improvements proposed by the project. NDOT review during the occupancy permit process may result in modification to the proposed improvements or denial.
7. The State defers to municipal government for land use development decisions. Public involvement for community development related improvements within NDOT right of way should be considered during the municipal land use development process. Significant improvements proposed within NDOT right of way may require additional public involvement. It is the responsibility of the applicant to perform such additional public involvement.

Thank you for the opportunity to review this application. NDOT reserves the right to incorporate further changes and/or comments as these applications and design reviews progress. Should you have any questions, please contact Jeff Graham at (775) 834-8382.

Sincerely,

Signed by:

Kelly Gaworski

0B63A74DA2BE4A8...

Kelly Gaworski, PE
Engineering Services Manager
District II

KG:dr

Cc: Bhupinder Sandhu – DII District Engineer
Jeff Graham – Traffic Engineer
District II Traffic Engineering Distribution List
Churchill County Planning Division

From: [Jera Reidenbach](#)
To: [Planning Admin](#)
Cc: [Randy Hines](#); [Dean Patterson](#)
Subject: RE: Churchill County Planning Commission - August 13, 2025 - Roosa / One Horse LLC Overhead Special Use Permit Application
Date: Thursday, July 24, 2025 12:59:43 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hello,

Nonresidential construction projects are required to have an appropriately licensed contractor oversee all work performed on new or existing buildings pursuant to NRS 624.

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- Parking
- Restrooms

Jera Reidenbach

Building Official
Jera.Reidenbach@ChurchillCountyNV.gov

Public Works, Planning, & Building
270 S. Maine St
Suite A
Fallon, NV 89406-2754
O: (775) 428-0264
Fax: (775) 423-8185



From: Planning Admin <planning-admin@churchillcountynv.gov>
Sent: Monday, July 21, 2025 3:51 PM

To: Gary Fowkes <gary.fowkes@churchillcountynv.gov>; Jera Reidenbach
<Jera.Reidenbach@churchillcountynv.gov>; FM@fallonfire.org

Cc: Randy Hines <Randy.Hines@churchillcountynv.gov>; Dean Patterson
<dean.patterson@churchillcountynv.gov>; Amos Akena <amos.akena@churchillcountynv.gov>

Subject: Churchill County Planning Commission - August 13, 2025 - Roosa / One Horse LLC Overhead
Special Use Permit Application

Importance: High

Attached is a copy of an application that will be on the agenda for the August 13, 2025 Planning
Commission meeting. Please send comments or questions to Dean Patterson and myself by July 31,
2025 to be included with the packet for the commissioners to consider while making a decision.

Diane Moyle

Administrative Assistant

planning-admin@churchillcountynv.gov

Public Works, Planning & Building Department

270 S Maine Street, Suite A

Fallon, NV 89406

775-423-7627 Main Phone

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From: [Jera Reidenbach](#)
To: [Planning Admin](#)
Cc: [Randy Hines](#); [Dean Patterson](#)
Subject: RE: Churchill County Planning Commission - August 13, 2025 - Northern Nevada Research Co Special Use Permit Application
Date: Thursday, July 24, 2025 12:58:40 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hello,

Nonresidential construction projects are required to have an appropriately licensed contractor oversee all work performed on new or existing buildings pursuant to NRS 624.

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- Means of Egress
- Parking
- Restrooms

Jera Reidenbach

Building Official
Jera.Reidenbach@ChurchillCountyNV.gov

Public Works, Planning, & Building
270 S. Maine St
Suite A
Fallon, NV 89406-2754
O: (775) 428-0264
Fax: (775) 423-8185



From: Planning Admin <planning-admin@churchillcountynv.gov>

Sent: Monday, July 21, 2025 3:16 PM

To: Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>; Brad Dolan (FM@fallonfire.org)

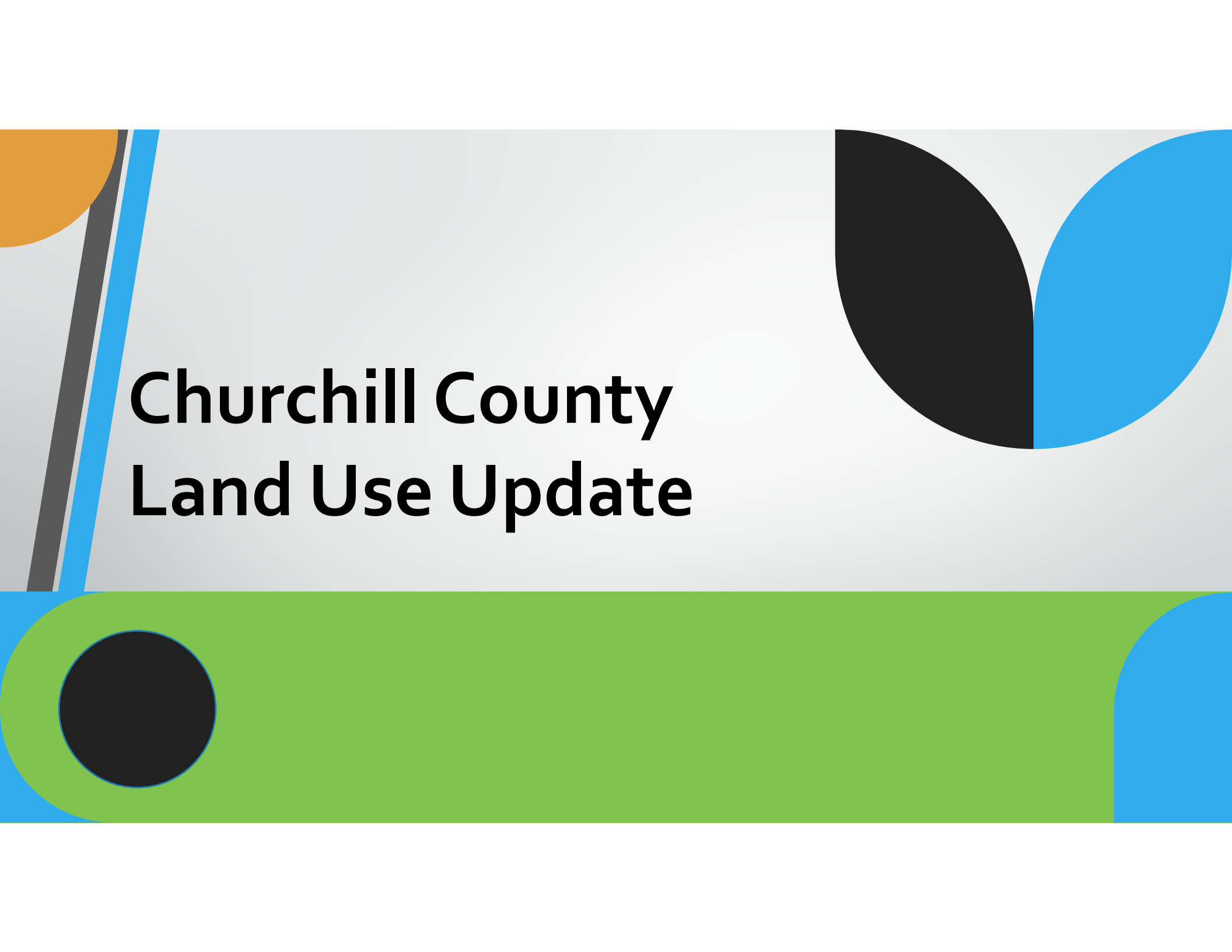
<FM@fallonfire.org>; Gary Fowkes <gary.fowkes@churchillcountynv.gov>;
'bbunn@northlyonfire.com' <bbunn@northlyonfire.com>; Loren Borst <lborst@ndep.nv.gov>;
'ndepairadmins@ndep.nv.gov' <ndepairadmins@ndep.nv.gov>
Cc: Randy Hines <Randy.Hines@churchillcountynv.gov>; Dean Patterson
<dean.patterson@churchillcountynv.gov>; Amos Akena <amos.akena@churchillcountynv.gov>
Subject: Churchill County Planning Commission - August 13, 2025 - Northern Nevada Research Co
Special Use Permit Application
Importance: High

Attached is a copy of an application that will be on the agenda for the August 13, 2025 Planning Commission meeting. Please send comments or questions to Dean Patterson and myself by July 31, 2025 to be included with the packet for the commissioners to consider while making a decision.

Diane Moyle

Administrative Assistant
planning-admin@churchillcountynv.gov
Public Works, Planning & Building Department
270 S Maine Street, Suite A
Fallon, NV 89406
775-423-7627 Main Phone

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Churchill County Land Use Update

Code Change Highlights

- Assigned names for each industrial zone.
 - I1 – Commercial Industrial
 - I2 – Industrial
 - I3 – Heavy Industrial
- Section 16.08.250 - Use Table For All Zoning Districts.
 - Deleted the original table and replaced with the new table that includes the three industrial zones.
 - Revised the table to indicate what uses are allowed, allowed with SUP, or prohibited in the new industrial zones.
 - Removed the Administrative Special Use Permit and grouped them with the Conditional Zoning Permit.
- Added section 16.08.065 – Zoning Reviews
- Added section 16.08.075 – Conditional Zoning Permit
 - Use allowed through a Conditional Zoning Permit – Designated C in the land use table.
- Made minor edits to section 16.08.080 – Special Use Permits

Code Change Highlights

- Added section 16.08.085 – Conditional Use Permits.
 - Conditional Use Permit is a permit to operate a facility where an explosive, highly hazardous substance designated pursuant to NRS 459.3816 is present in quantities greater than designated in NRS 459.3816, or a hazardous substance adopted pursuant to NRS 459.3833 will be used, manufactured, processed, transferred, or stored.
- Revised section 16.24.010 – Definitions Generally
 - Revised or added new definitions for the industrial uses.
- Revised section 16.16.030 - Renewable Energy Facility .
 - Changed renewable energy facility to power generation facility
 - Power generation facilities are classified by the source of the power generated, being include fuel-based resources (including generators) and renewable resources.

July 28, 2025

Randy Hines
Director Public Works, Planning and Building
Churchill County
270 S. Maine Street, Suite A
Fallon, NV 89406

Subject: Request to Designate Major Renewable Energy Projects as Zoning Review in I-2 and I-3 Zones for the Forty Mile North Solar Project

Dear Mr. Hines,

On behalf of SB Energy, a renewable energy developer committed to advancing a portfolio of energy solutions, we respectfully urge the Churchill County Staff and Planning Commission to designate Major Power Generation (renewable) projects, such as our proposed Forty Mile North Solar Project (Exhibit A), as subject to zoning review rather than requiring a Special Use Permit (SUP) in the I-2 (Medium Industrial) and I-3 (Heavy Industrial) zoning districts.

This adjustment aligns with the goals outlined in the Churchill County Land Use Update, dated June 24, 2025, and would position Churchill County as a forward-thinking leader in fostering economic growth through proactive energy development.

The Land Use Update emphasizes clarity, economic development, community protection, and managed growth as core zoning and planning objectives (Page 7). By allowing renewable energy projects to proceed under zoning review with established "by right" development standards in I-2 and I-3 zones, the County can provide the certainty and clarity that renewable energy developers seek. This approach would signal to the industry that Churchill County welcomes innovative projects that drive economic growth, particularly for high energy-demand sectors such as data centers and manufacturing facilities.

The current industrial zoning framework, as noted on Page 4, highlights the diverse range of industrial activities – from concrete plants to battery testing facilities—each requiring individualized review. Unlike many of these intensive uses, utility-scale solar and battery storage facilities, such as the Forty Mile North Solar Project, are low-impact, non-disruptive, and environmentally benign, making them well-suited for streamlined zoning review. As outlined on Page 11, zoning review ensures that projects are constructed and operated in a manner that does not overburden public services, mitigates road and traffic impacts, and avoids or mitigates

adverse environmental effects such as noise, glare, fumes, or odors. Solar projects inherently meet these standards. They generate minimal noise, are secured by perimeter fencing, and pose no risk of fuel spillage, explosions, or chemical hazards—unlike some of the more intensive uses permitted in the I-3 zone (Page 4). Furthermore, utility scale solar technology relies on anti-reflective technology to greatly reduce glint and glare associated with some smaller installations. (See Attached Exhibit B). Additionally, SB Energy has performed a preliminary solar glint and glare study for the Forty Mile North Solar Project (See Attached Exhibit C). The results show zero glare on the I-80 corridor, further suggesting that utility-scale solar projects with proper anti-reflective coatings and adequate screening do not negatively affect transportation corridors, such as I-80. This is further reflected by the lack of setbacks mandated from the Nevada Department of Transportation (Nevada DOT).

Furthermore, zoning review still mandates site-specific building requirements and conformance reviews, ensuring that projects like ours adhere to high standards of safety, environmental stewardship, and community compatibility without the need for the more discretionary SUP process. The current SUP "catch-all" requirements (Page 12) capture nearly all industrial uses, including those with minimal impacts like solar, due to broad criteria such as 24-hour operations or potential water usage. This approach undermines the clarity intended by the zoning update and creates unnecessary hurdles for low-impact renewable energy projects.

High-impacts energy projects require complex federal and state permits, such Title V air permits, wastewater treatment/discharge permits, high-volume hazardous waste management and transportation plans, and other complex long-lead time permits and authorizations (several years in some cases). Additionally, during operational periods they require extensive staffing with round-the-clock operations with associated traffic, noise, air quality and lighting impacts. In contrast low-impact energy projects, such as solar projects, are minimally staffed (day shift crew of 4-5 working 5 days per week) during operations with little to no traffic, noise, air quality, or lighting impacts.

On balance, a zoning review process would maintain rigorous oversight while providing developers with predictable timelines and standards, fostering investment and job creation. We note that some counties have used the SUP process to impose restrictive conditions, significantly delay, or effectively prohibit solar development. By adopting Zoning Review for renewable energy in I-2 and I-3 zones, Churchill County can avoid such pitfalls and demonstrate its commitment to supporting energy initiatives to spur economic growth.

Additionally, we respectfully request clarification regarding the 0.5-mile setback from highway referenced in the zoning framework and request that "See CCC 16.16.020.2 for ½ mile setback

from highways.” be removed from the Major Power Generation (renewable) section in the Proposed Zoning Tables since CCC 16.16.020.2 is not applicable to renewable energy projects. We ask that the Commission ensure this setback is not interpreted as prohibiting solar development within that boundary but rather as addressing the "friction zones" described in the transition from I-3 to I-2 zones. Solar facilities, with their low environmental footprint, are compatible with these areas and should not face undue restrictions that could severely hinder their deployment. Nevada DOT has no such .5 mile requirement, and in this case, a broad setback interpretation would potentially kill the project.

The urgency of this request is underscored by NV Energy’s indication that HV transmission line extensions to support new energy demands in Churchill County will not be available until approximately 2032. Independent Power Producers (IPPs) like SB Energy are motivated to fill this gap, but we rely on clear, predictable zoning regulations to justify significant investments.

By designating renewable energy projects as "by right" under zoning review in I-2 and I-3 zones, Churchill County has a unique opportunity to attract power generation, stimulate economic growth, and establish itself as a hub for sustainable development.

We appreciate the County Staff’s hard work and the Commission’s efforts to modernize Churchill County’s zoning framework and encourage you to adopt these changes to support renewable energy development.

We are eager to collaborate with the County to ensure the Forty Mile North Solar Project contributes to the community’s economic goals. Thank you for your consideration, and we respectfully request a favorable decision to advance this vision.

Sincerely,



JB Lee
Senior Director, Development
SB Energy

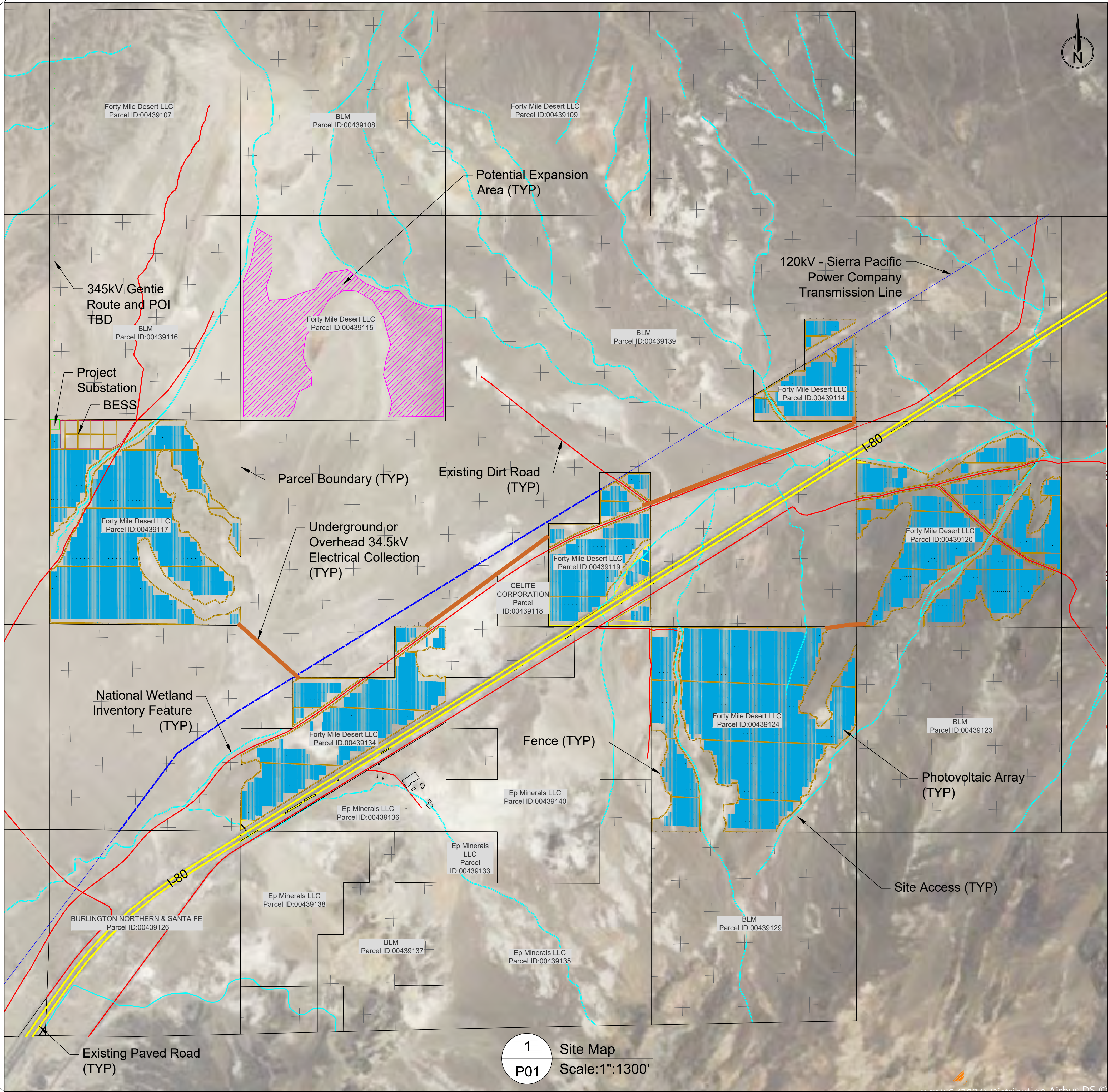
cc:

Chris Spross, Churchill County Manager
Joseph Sanford, Churchill County Chief Deputy District Attorney

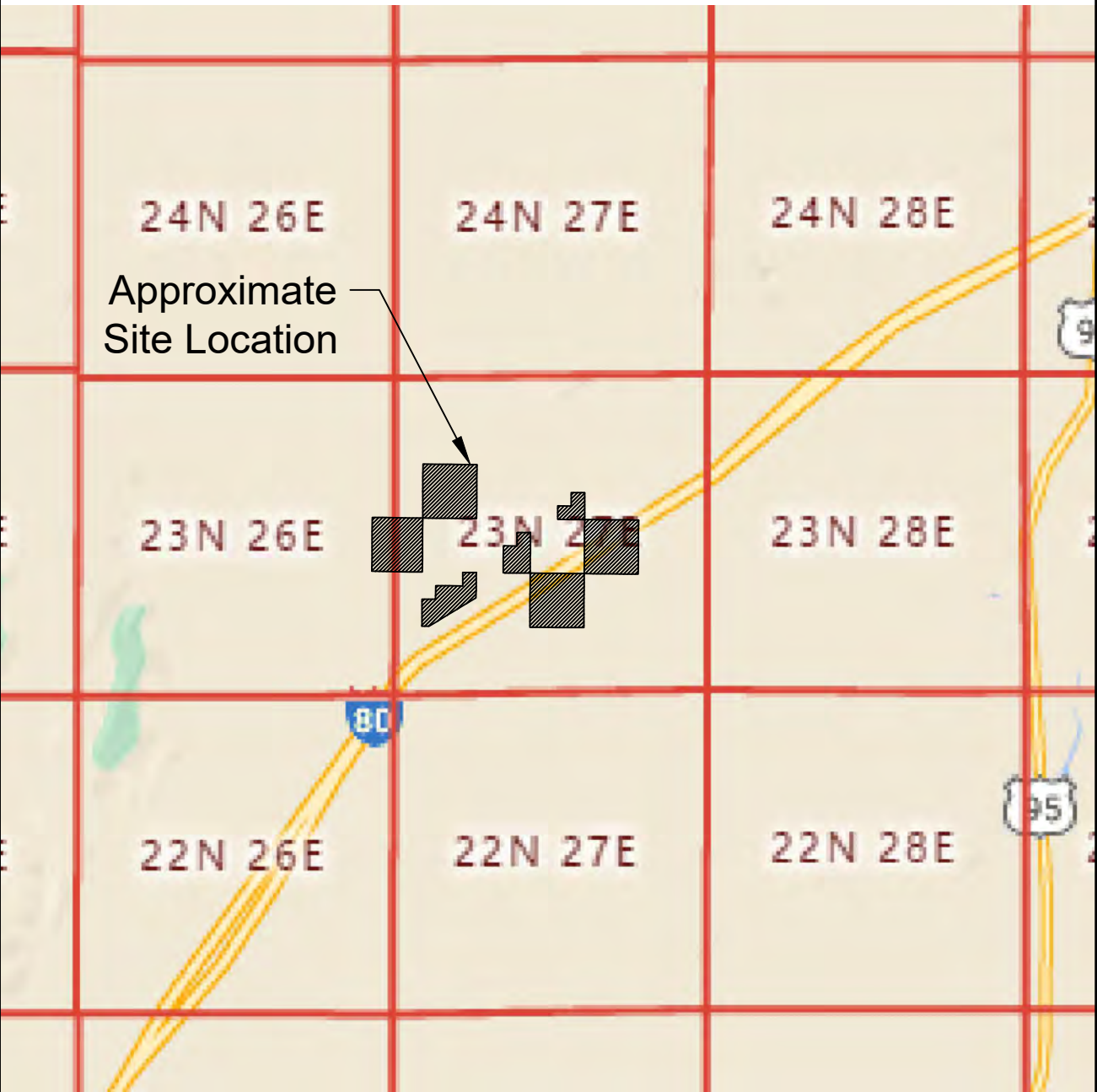
Exhibits:

- Exhibit A: Forty Mile North Solar Project
- Exhibit B: WAAREE PV Module Spec Sheet and Anti-Reflective Coating Information
- Exhibit C: FORGESOLAR GLARE ANALYSIS

Exhibit A: Forty Mile North Solar Project



System Summary	
AC Nameplate Capacity	268.4 MW
Photovoltaic DC Capacity	312 MW
BESS Capacity	240 MW
BESS Duration	4 hour
AC Capacity at POI	240 MW



2
P01

Vicinity Map
Scale:NTS

1
P01

Site Map
Scale:1"=1300'

General Notes

SB Energy

01	NV/31GCR	6/24
No.	Revision/Issue	Date

Firm Name and Address
SB Energy
3 Lagoon Dr., Suite 280.
Redwood City,
CA 94065

Project Name and Address
Forty Mile North
Churchill County, NV

Substation Lat./Long:
39.8530°, -119.0010°

Project Forty Mile North	Sheet P01
Date 06/24/2024	
Scale 1" = 1300'	

Exhibit B: WAAREE PV Module Spec Sheet and Anti-Reflective Coating Information

ELITE R SERIES N-TYPE

BiN-21-600 to BiN-21-635

Framed Dual Glass Bifacial module

WAAREE[®]

One with the Sun



Highest reliability & enhanced crack tolerance MBB module



Sustain heavy snow & wind loads (5400 Pa & 2400 Pa)



Best in class thermal coefficients



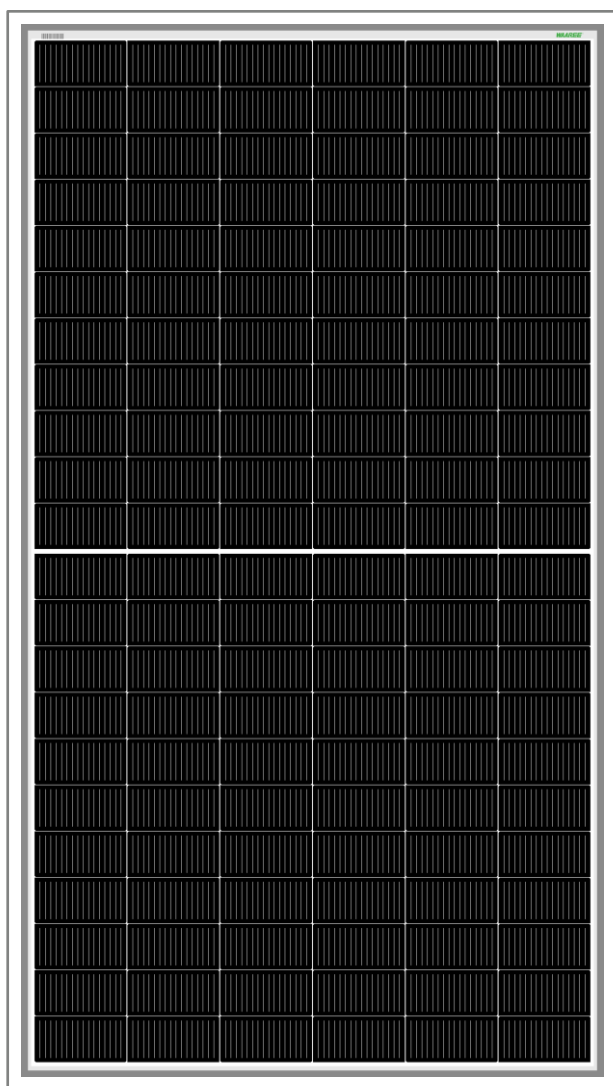
Highest commercial gains, lower LCOE



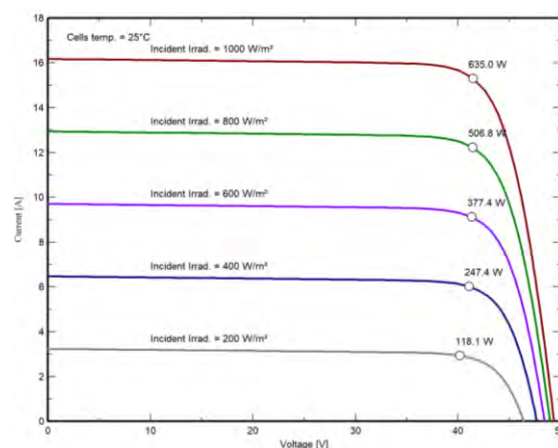
Better weak light performance



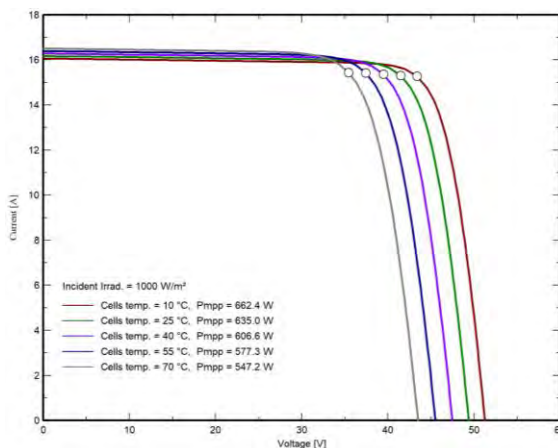
Excellent PID resistance



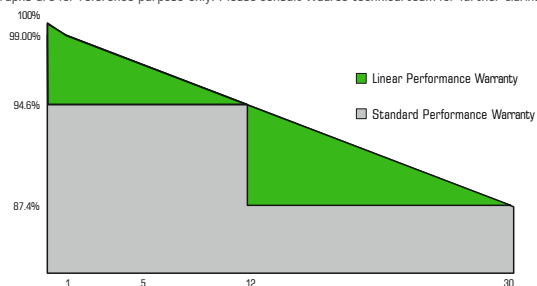
I-V VARIATION WITH IRRADIANCE



I-V VARIATION WITH TEMPERATURE



The Graphs are for reference purpose only. Please consult Waaree technical team for further clarifications.



ISO 9001:2015 | ISO 14001:2015 | ISO 45001:2018
Independent assessment of factories by BLACK & VEATCH

www.waaree.com

ELITE R SERIES

N-TYPE

BiN-21-600 to BiN-21-635

Framed Dual Glass Bifacial module

WAAREE[®]
One with the Sun

ELECTRICAL CHARACTERISTICS

Models	Pmax (W)		Vmp (V)		Imp (A)		Isc (A)		Voc (V)		Module Eff. (%)
	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	
BiN-21-600	600	453	40.54	37.78	14.80	11.93	15.82	12.75	48.30	45.89	22.21
BiN-21-605	605	457	40.74	37.97	14.85	11.97	15.87	12.79	48.50	46.08	22.40
BiN-21-610	610	461	40.94	38.16	14.90	12.01	15.92	12.83	48.70	46.27	22.58
BiN-21-615	615	464	41.14	38.34	14.95	12.05	15.97	12.87	48.90	46.46	22.77
BiN-21-620	620	468	41.33	38.52	15.00	12.09	16.02	12.91	49.10	46.65	22.95
BiN-21-625	625	472	41.53	38.70	15.05	12.13	16.07	12.95	49.30	46.84	23.14
BiN-21-630	630	476	41.72	38.88	15.10	12.17	16.12	12.99	49.50	47.03	23.32
BiN-21-635	635	479	41.91	39.06	15.15	12.21	16.17	13.03	49.70	47.22	23.51

*Standard Test Conditions (STC) - 1000 W/m² irradiance, Air Mass 1.5 and 25°C cell temperature. Nominal Operating Cell Temperature (NOCT) - 800 W/m² irradiance, Air Mass 1.5, Ambient temperature 20°C and Wind speed 1 m/s. Average power reduction of 4.5% at 200 W/m² as per IEC 60904-1. Measuring Uncertainty ± 3%.

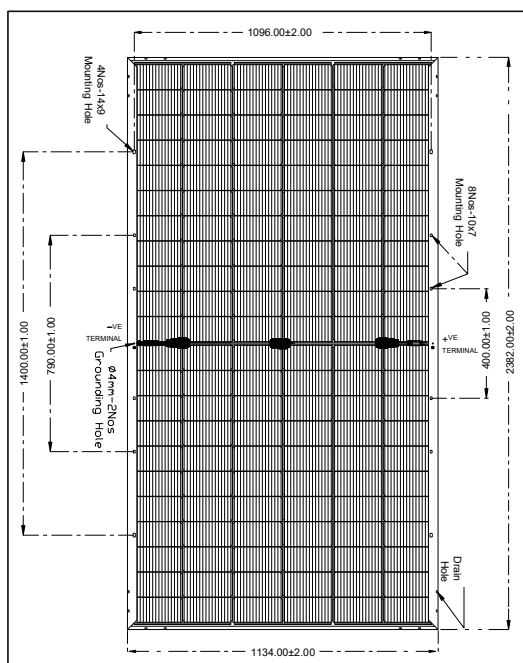
System Voltage	1500 V	Series Fuse Rating	30 A
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BI-FACIAL OUTPUT - BACKSIDE POWER GAIN*

		BiN-21-600	BiN-21-605	BiN-21-610	BiN-21-615	BiN-21-620	BiN-21-625	BiN-21-630	BiN-21-635
10%	Power Output (W)	660	666	671	677	682	688	693	699
	Module Efficiency (%)	24.43	24.64	24.84	25.05	25.25	25.45	25.65	25.86
15%	Power Output (W)	690	696	702	707	713	719	725	730
	Module Efficiency (%)	25.54	25.76	25.97	26.19	26.39	26.61	26.82	27.04
20%	Power Output (W)	720	726	732	738	744	750	756	762
	Module Efficiency (%)	26.65	26.88	27.10	27.32	27.54	27.77	27.98	28.21
25%	Power Output (W)	750	756	763	769	775	781	788	794
	Module Efficiency (%)	27.76	28.00	28.23	28.46	28.69	28.93	29.15	29.39
30%	Power Output (W)	780	787	793	800	806	813	819	826
	Module Efficiency (%)	28.87	29.12	29.35	29.60	29.84	30.08	30.32	30.56

*The bifacial gains are dependant on the power plant design and location

DESIGN SPECIFICATIONS



THERMAL CHARACTERISTICS

Temperature coefficient of Current (Isc), α (%/°C)	0.046
Temperature coefficient of Voltage (Voc), β (%/°C)	-0.26
Temperature coefficient of Power (Pm), γ (%/°C)	-0.30
NOCT (°C)	43 ± 2
Operating temperature range (°C)	-40 to 85
Bifaciality	80 ± 10

MECHANICAL CHARACTERISTICS

Length x Width x Thickness (L x W x T)	2382 mm (L) x 1134 mm (W) x 35 mm (T)
Weight	34 kgs
Solar Cells per Module (Units) / Arrangement	132 cells / (11x6 11x6)
Solar Cell Type & Size	G12R N-type TOPCon Bifacial
Front Glass (Material / Thickness)	2 mm Low Iron HTAR semi-tempered glass
Back Glass (Material / Thickness)	2 mm Low Iron Printed semi-tempered glass
Encapsulate	PID Free & UV Resistant
Junction Box (Protection degree / Material)	IP68 / Weatherproof PPO
Cable & Connector (Protection degree / Type)	IP68 rated / MC4 compatible, 3 Diodes
Cable cross - section & Length	4 mm ² & 500mm
Frame	Anodized Aluminium Alloy

Waaree Energies Ltd. is amongst the top Solar Energy Companies and has the country's largest Solar PV Module manufacturing capacity of 12 GW. In addition, it is committed to provide top notch EPC services, project development, rooftop solutions, solar water pumps and also in an Independent Power Producer. Waaree has its presence in over 350+ locations nationally and 68 countries globally.

12 Years Product Warranty • **30 Years** Power Output Warranty

- The electrical data given here is for reference purpose only.
- Please confirm your exact requirements with the sales representative while placing your order.
- Refer installation Manual instructions & Waaree warranty statement for terms & conditions.
- Waaree Reserves the right to change the specifications without prior notice.

www.waaree.com



Smart Solar Surfaces: Reducing Glare, Boosting Efficiency

May 21, 2025

🕒 4 mins

Solar

Photovoltaic (PV) technology has revolutionized renewable energy generation, enabling efficient harnessing of solar power. However, one of the challenges associated with large-scale solar installations is glare, which can cause visual discomfort and safety concerns for pilots, drivers, and nearby residents. Anti-glare PV modules are designed to mitigate this issue by incorporating specialized glass surface or coatings that reduce reflectivity while maintaining good energy conversion efficiency at the same time. This article explores the principles, technologies, benefits, and applications of anti-glare PV modules.

Glare is the intense, uncontrolled reflection of sunlight from smooth surfaces. Conventional PV modules, that utilize glass covers for durability and protection, can reflect a significant portion of incident sunlight, leading to potential visual hazards. The intensity and impact of glare depends on factors such as the angle of incidence, surface finish and surrounding environmental conditions. One of the main causes of glare is the smoothness of the glass surface, which typically reflects 8-12% of incident light. Other possible causes include: the angle of sunlight incidence, which affects the amount of reflected light, and the module orientation and placement, particularly in areas near airports, highways, and residential zones.

To minimize glare while maintaining efficiency, manufacturers employ various techniques. One of the most effective methods is the application of anti-reflective coatings (ARC), which are thin-film layers applied to the glass surface to reduce reflection. Single-layer ARC, typically made from materials like silicon dioxide (SiO_2) or magnesium fluoride (MgF_2), reduces reflectance within specific wavelength ranges. More advanced multi-layer ARC solutions use multiple coatings with varying refractive indices to achieve broadband anti-reflective properties, reducing glare across a wider spectrum.

Another approach is the use of textured glass surfaces, which diffuse reflected light instead producing a concentrated glare. This can be achieved through chemical etching, where the is treated with acid solutions to create a micro-textured pattern that scatters light, or mechanical

surface treatments such as sandblasting or rolling techniques that introduce fine patterns to break up reflections. Additionally, anti-glare films, which are polymer-based layers laminated onto the glass surface, help to scatter light effectively while preserving optical transparency and durability.

The integration of anti-glare technology in PV modules provides multiple benefits. It improves safety and compliance by reducing glare-induced hazards for aviation, roadways, and residential areas while meeting regulatory requirements. Enhanced light absorption minimizes energy loss due to reflection, leading to increased power output and improved overall efficiency, especially in high-irradiance regions. Anti-glare modules also offer better aesthetics, making solar installations more visually appealing and enhancing their suitability for urban environments. Furthermore, some anti-glare treatments provide additional protection against environmental degradation, such as UV exposure and soiling, which can extend the module's lifespan.

Anti-glare PV modules are particularly beneficial in applications where glare reduction is crucial. Airport solar installations must comply with aviation regulations to prevent interference with pilots' visibility. Solar farms near highways and traffic zones benefit from reduced glare to prevent driver distractions. In residential and commercial rooftop installations, glare reduction improves aesthetics and neighbourhood acceptance. Floating solar farms on reservoirs and lakes also minimize water surface glare when combined with anti-glare technologies, making them more adaptable for deployment in various locations.

In a nutshell, anti-glare PV modules play a crucial role in expanding the adoption of solar energy by addressing safety and environmental concerns related to glare. Advanced surface treatments, including anti-reflective coatings, textured glass, and anti-glare films, significantly reduce unwanted reflections while enhancing module performance. As solar technology continues to evolve, the implementation of anti-glare solutions will facilitate the integration of PV systems in diverse environments, ensuring both efficiency and visual harmony in renewable energy applications.

Exhibit C: FORGESOLAR Glare Analysis

FORGESOLAR GLARE ANALYSIS

Project: **Forty Mile North Solar**

A proposed photovoltaic power plant located in Northern Nevada

Site configuration: **FMN Layout1**

Created 17 Jul, 2025

Updated 17 Jul, 2025

Time-step 1 minute

Timezone offset UTC-8

Minimum sun altitude 0.0 deg

DNI peaks at 1,000.0 W/m²

Category 100 MW to 1 GW

Site ID 155201.25970

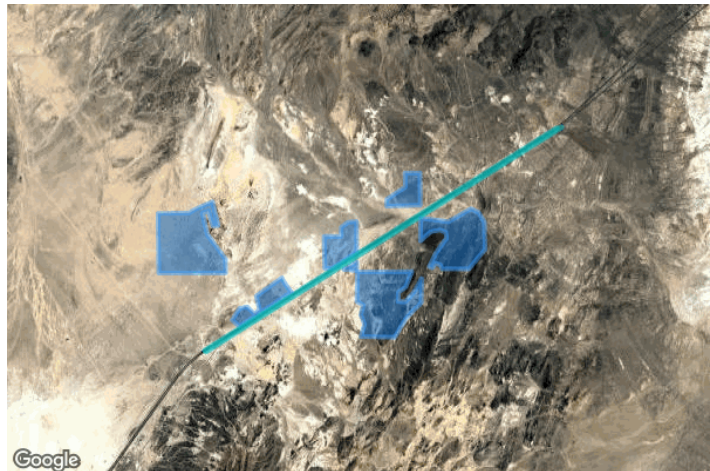
Ocular transmission coefficient 0.5

Pupil diameter 0.002 m

Eye focal length 0.017 m

Sun subtended angle 9.3 mrad

PV analysis methodology V2



Summary of Results No glare predicted

PV Array	Tilt °	Orient °	Annual Green Glare		Annual Yellow Glare		Energy kWh
			min	hr	min	hr	
PV array 1	SA tracking	SA tracking	0	0.0	0	0.0	-
PV array 2	SA tracking	SA tracking	0	0.0	0	0.0	-
PV array 3	SA tracking	SA tracking	0	0.0	0	0.0	-
PV array 4	SA tracking	SA tracking	0	0.0	0	0.0	-
PV array 5	SA tracking	SA tracking	0	0.0	0	0.0	-
PV array 6	SA tracking	SA tracking	0	0.0	0	0.0	-
PV array 7	SA tracking	SA tracking	0	0.0	0	0.0	-

Total glare received by each receptor; may include duplicate times of glare from multiple reflective surfaces.

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
I-80 EB	0	0.0	0	0.0
I-80 WB	0	0.0	0	0.0

Component Data

PV Arrays

Name: PV array 1

Axis tracking: Single-axis rotation

Backtracking: Shade-slope

Tracking axis orientation: 180.0°

Max tracking angle: 60.0°

Resting angle: 40.0°

Ground Coverage Ratio: 0.35

Rated power: -

Panel material: Smooth glass with AR coating

Reflectivity: Vary with sun

Slope error: correlate with material



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	39.851564	-119.004818	4368.41	0.00	4368.41
2	39.838186	-119.004560	4253.82	0.00	4253.82
3	39.838252	-118.984991	4340.86	0.00	4340.86
4	39.841350	-118.985077	4416.33	0.00	4416.33
5	39.846885	-118.990398	4411.15	0.00	4411.15
6	39.851696	-118.991772	4378.95	0.00	4378.95
7	39.852157	-118.990055	4390.11	0.00	4390.11
8	39.848796	-118.988682	4445.79	0.00	4445.79
9	39.848862	-118.987223	4447.80	0.00	4447.80
10	39.854200	-118.988853	4381.55	0.00	4381.55
11	39.852618	-118.993574	4373.08	0.00	4373.08
12	39.851696	-118.995720	4358.58	0.00	4358.58

Name: PV array 2

Axis tracking: Single-axis rotation

Backtracking: Shade-slope

Tracking axis orientation: 180.0°

Max tracking angle: 60.0°

Resting angle: 40.0°

Ground Coverage Ratio: 0.35

Rated power: -

Panel material: Smooth glass with AR coating

Reflectivity: Vary with sun

Slope error: correlate with material



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	39.826237	-118.980957	4266.00	0.00	4266.00
2	39.833883	-118.965765	4298.43	0.00	4298.43
3	39.835795	-118.967567	4282.83	0.00	4282.83
4	39.837113	-118.968511	4273.94	0.00	4273.94
5	39.833026	-118.975979	4257.18	0.00	4257.18
6	39.829995	-118.975035	4289.57	0.00	4289.57
7	39.828940	-118.976494	4287.89	0.00	4287.89
8	39.830588	-118.978640	4257.62	0.00	4257.62
9	39.830258	-118.980871	4248.24	0.00	4248.24
10	39.827688	-118.983017	4256.87	0.00	4256.87

Name: PV array 3

Axis tracking: Single-axis rotation

Backtracking: Shade-slope

Tracking axis orientation: 180.0°

Max tracking angle: 60.0°

Resting angle: 40.0°

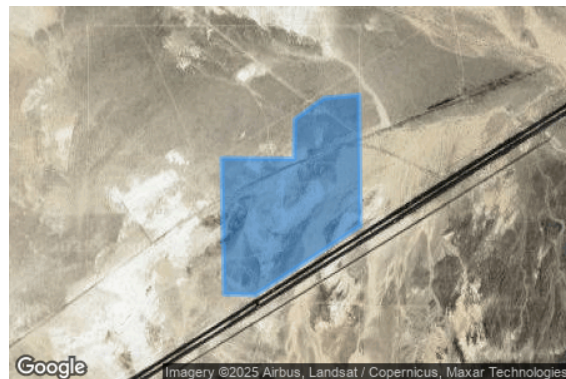
Ground Coverage Ratio: 0.35

Rated power: -

Panel material: Smooth glass with AR coating

Reflectivity: Vary with sun

Slope error: correlate with material



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	39.846438	-118.956109	4303.42	0.00	4303.42
2	39.839288	-118.955937	4312.33	0.00	4312.33
3	39.839255	-118.953792	4308.85	0.00	4308.85
4	39.842879	-118.946582	4286.56	0.00	4286.56
5	39.849766	-118.946668	4267.11	0.00	4267.11
6	39.849601	-118.949071	4281.01	0.00	4281.01
7	39.848481	-118.951088	4281.96	0.00	4281.96
8	39.846405	-118.951131	4269.28	0.00	4269.28

Name: PV array 4

Axis tracking: Single-axis rotation

Backtracking: Shade-slope

Tracking axis orientation: 180.0°

Max tracking angle: 60.0°

Resting angle: 40.0°

Ground Coverage Ratio: 0.35

Rated power: -

Panel material: Smooth glass with AR coating

Reflectivity: Vary with sun

Slope error: correlate with material



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	39.854708	-118.937741	4248.65	0.00	4248.65
2	39.857508	-118.932334	4278.40	0.00	4278.40
3	39.860637	-118.932420	4299.89	0.00	4299.89
4	39.860670	-118.928042	4291.29	0.00	4291.29
5	39.853423	-118.927956	4228.70	0.00	4228.70
6	39.853225	-118.937784	4241.97	0.00	4241.97

Name: PV array 5

Axis tracking: Single-axis rotation

Backtracking: Shade-slope

Tracking axis orientation: 180.0°

Max tracking angle: 60.0°

Resting angle: 40.0°

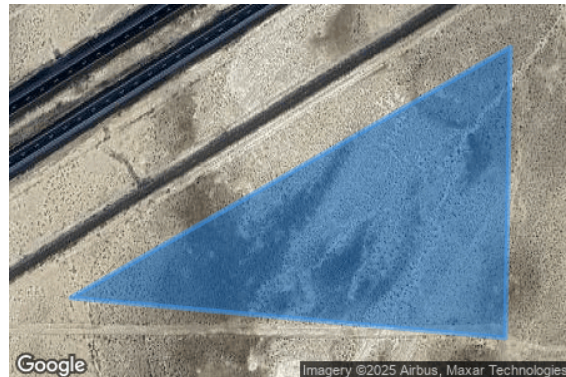
Ground Coverage Ratio: 0.35

Rated power: -

Panel material: Smooth glass with AR coating

Reflectivity: Vary with sun

Slope error: correlate with material



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	39.839024	-118.950315	4307.81	0.00	4307.81
2	39.840672	-118.946539	4296.05	0.00	4296.05
3	39.838760	-118.946582	4310.24	0.00	4310.24

Name: PV array 6

Axis tracking: Single-axis rotation

Backtracking: Shade-slope

Tracking axis orientation: 180.0°

Max tracking angle: 60.0°

Resting angle: 40.0°

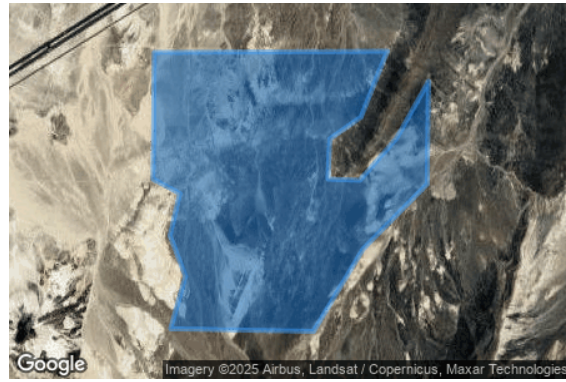
Ground Coverage Ratio: 0.35

Rated power: -

Panel material: Smooth glass with AR coating

Reflectivity: Vary with sun

Slope error: correlate with material



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	39.838464	-118.946410	4311.86	0.00	4311.86
2	39.831807	-118.946496	4367.39	0.00	4367.39
3	39.831049	-118.944651	4376.15	0.00	4376.15
4	39.828841	-118.945337	4397.62	0.00	4397.62
5	39.826699	-118.944264	4423.67	0.00	4423.67
6	39.823930	-118.945294	4447.03	0.00	4447.03
7	39.823798	-118.935467	4483.17	0.00	4483.17
8	39.828116	-118.932076	4450.08	0.00	4450.08
9	39.831543	-118.927656	4365.36	0.00	4365.36
10	39.836948	-118.927570	4336.48	0.00	4336.48
11	39.833949	-118.929759	4367.61	0.00	4367.61
12	39.831741	-118.932291	4402.99	0.00	4402.99
13	39.831807	-118.934480	4395.26	0.00	4395.26
14	39.833916	-118.934351	4373.56	0.00	4373.56
15	39.835070	-118.932205	4378.27	0.00	4378.27
16	39.838530	-118.930403	4346.30	0.00	4346.30

Name: PV array 7

Axis tracking: Single-axis rotation

Backtracking: Shade-slope

Tracking axis orientation: 180.0°

Max tracking angle: 60.0°

Resting angle: 40.0°

Ground Coverage Ratio: 0.35

Rated power: -

Panel material: Smooth glass with AR coating

Reflectivity: Vary with sun

Slope error: correlate with material



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	39.850524	-118.927828	4210.82	0.00	4210.82
2	39.845417	-118.927914	4276.25	0.00	4276.25
3	39.847492	-118.924867	4230.13	0.00	4230.13
4	39.847888	-118.922163	4204.03	0.00	4204.03
5	39.847361	-118.920489	4209.36	0.00	4209.36
6	39.846043	-118.920232	4217.01	0.00	4217.01
7	39.842748	-118.923279	4265.70	0.00	4265.70
8	39.839683	-118.925296	4302.22	0.00	4302.22
9	39.839387	-118.924480	4293.29	0.00	4293.29
10	39.840441	-118.923536	4284.44	0.00	4284.44
11	39.840112	-118.922206	4274.47	0.00	4274.47
12	39.839156	-118.921519	4282.46	0.00	4282.46
13	39.839123	-118.913709	4321.93	0.00	4321.93
14	39.843505	-118.909031	4211.48	0.00	4211.48
15	39.849601	-118.909160	4183.97	0.00	4183.97
16	39.851775	-118.910790	4154.10	0.00	4154.10
17	39.852632	-118.913108	4162.12	0.00	4162.12
18	39.849700	-118.919717	4198.03	0.00	4198.03

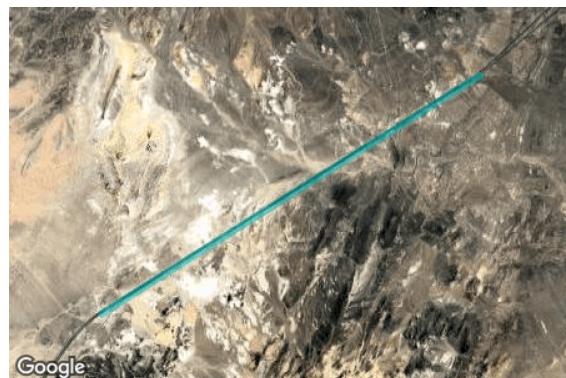
Route Receptors

Name: I-80 EB

Path type: One-way (toward increasing index)

Azimuthal view angle: 50.0°

Downward view angle: 0.0°



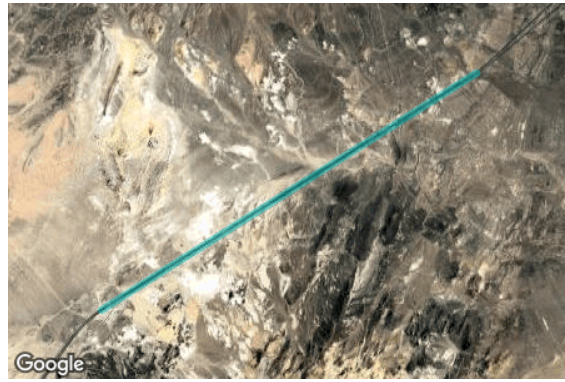
Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	39.820662	-118.990611	4234.46	0.00	4234.46
2	39.870880	-118.886630	4141.58	0.00	4141.58

Name: I-80 WB

Path type: One-way (toward increasing index)

Azimuthal view angle: 50.0°

Downward view angle: 0.0°



Vertex	Latitude (°)	Longitude (°)	Ground elevation (ft)	Height above ground (ft)	Total elevation (ft)
1	39.870659	-118.887940	4153.84	0.00	4153.84
2	39.820760	-118.991111	4228.42	0.00	4228.42

Glare Analysis Results

Summary of Results No glare predicted

PV Array	Tilt °	Orient °	Annual Green Glare		Annual Yellow Glare		Energy kWh
			min	hr	min	hr	
PV array 1	SA tracking	SA tracking	0	0.0	0	0.0	-
PV array 2	SA tracking	SA tracking	0	0.0	0	0.0	-
PV array 3	SA tracking	SA tracking	0	0.0	0	0.0	-
PV array 4	SA tracking	SA tracking	0	0.0	0	0.0	-
PV array 5	SA tracking	SA tracking	0	0.0	0	0.0	-
PV array 6	SA tracking	SA tracking	0	0.0	0	0.0	-
PV array 7	SA tracking	SA tracking	0	0.0	0	0.0	-

Total glare received by each receptor; may include duplicate times of glare from multiple reflective surfaces.

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
I-80 EB	0	0.0	0	0.0
I-80 WB	0	0.0	0	0.0

PV: PV array 1 no glare found

Receptor results ordered by category of glare

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
I-80 EB	0	0.0	0	0.0
I-80 WB	0	0.0	0	0.0

PV array 1 and Route: I-80 EB

No glare found

PV array 1 and Route: I-80 WB

No glare found

PV: PV array 2 no glare found

Receptor results ordered by category of glare

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
I-80 EB	0	0.0	0	0.0
I-80 WB	0	0.0	0	0.0

PV array 2 and Route: I-80 EB

No glare found

PV array 2 and Route: I-80 WB

No glare found

PV: PV array 3 no glare found

Receptor results ordered by category of glare

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
I-80 EB	0	0.0	0	0.0
I-80 WB	0	0.0	0	0.0

PV array 3 and Route: I-80 EB

No glare found

PV array 3 and Route: I-80 WB

No glare found

PV: PV array 4 no glare found

Receptor results ordered by category of glare

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
I-80 EB	0	0.0	0	0.0
I-80 WB	0	0.0	0	0.0

PV array 4 and Route: I-80 EB

No glare found

PV array 4 and Route: I-80 WB

No glare found

PV: PV array 5 no glare found

Receptor results ordered by category of glare

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
I-80 EB	0	0.0	0	0.0
I-80 WB	0	0.0	0	0.0

PV array 5 and Route: I-80 EB

No glare found

PV array 5 and Route: I-80 WB

No glare found

PV: PV array 6 no glare found

Receptor results ordered by category of glare

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
I-80 EB	0	0.0	0	0.0
I-80 WB	0	0.0	0	0.0

PV array 6 and Route: I-80 EB

No glare found

PV array 6 and Route: I-80 WB

No glare found

PV: PV array 7 no glare found

Receptor results ordered by category of glare

Receptor	Annual Green Glare		Annual Yellow Glare	
	min	hr	min	hr
I-80 EB	0	0.0	0	0.0
I-80 WB	0	0.0	0	0.0

PV array 7 and Route: I-80 EB

No glare found

PV array 7 and Route: I-80 WB

No glare found

Assumptions

"Green" glare is glare with low potential to cause an after-image (flash blindness) when observed prior to a typical blink response time.

"Yellow" glare is glare with potential to cause an after-image (flash blindness) when observed prior to a typical blink response time.

Times associated with glare are denoted in Standard time. For Daylight Savings, add one hour.

The algorithm does not rigorously represent the detailed geometry of a system; detailed features such as gaps between modules, variable height of the PV array, and support structures may impact actual glare results. However, we have validated our models against several systems, including a PV array causing glare to the air-traffic control tower at Manchester-Boston Regional Airport and several sites in Albuquerque, and the tool accurately predicted the occurrence and intensity of glare at different times and days of the year.

Several V1 calculations utilize the PV array centroid, rather than the actual glare spot location, due to algorithm limitations. This may affect results for large PV footprints. Additional analyses of array sub-sections can provide additional information on expected glare. This primarily affects V1 analyses of path receptors.

Random number computations are utilized by various steps of the annual hazard analysis algorithm. Predicted minutes of glare can vary between runs as a result. This limitation primarily affects analyses of Observation Point receptors, including ATCTs. Note that the SGHAT/ ForgeSolar methodology has always relied on an analytical, qualitative approach to accurately determine the overall hazard (i.e. green vs. yellow) of expected glare on an annual basis.

The analysis does not automatically consider obstacles (either man-made or natural) between the observation points and the prescribed solar installation that may obstruct observed glare, such as trees, hills, buildings, etc.

The subtended source angle (glare spot size) is constrained by the PV array footprint size. Partitioning large arrays into smaller sections will reduce the maximum potential subtended angle, potentially impacting results if actual glare spots are larger than the sub-array size. Additional analyses of the combined area of adjacent sub-arrays can provide more information on potential glare hazards. (See previous point on related limitations.)

The variable direct normal irradiance (DNI) feature (if selected) scales the user-prescribed peak DNI using a typical clear-day irradiance profile. This profile has a lower DNI in the mornings and evenings and a maximum at solar noon. The scaling uses a clear-day irradiance profile based on a normalized time relative to sunrise, solar noon, and sunset, which are prescribed by a sun-position algorithm and the latitude and longitude obtained from Google maps. The actual DNI on any given day can be affected by cloud cover, atmospheric attenuation, and other environmental factors.

The ocular hazard predicted by the tool depends on a number of environmental, optical, and human factors, which can be uncertain. We provide input fields and typical ranges of values for these factors so that the user can vary these parameters to see if they have an impact on the results. The speed of SGHAT allows expedited sensitivity and parametric analyses.

The system output calculation is a DNI-based approximation that assumes clear, sunny skies year-round. It should not be used in place of more rigorous modeling methods.

Hazard zone boundaries shown in the Glare Hazard plot are an approximation and visual aid based on aggregated research data. Actual ocular impact outcomes encompass a continuous, not discrete, spectrum.

Glare locations displayed on receptor plots are approximate. Actual glare-spot locations may differ.

Refer to the Help page at www.forgesolar.com/help/ for assumptions and limitations not listed here.

Default glare analysis parameters and observer eye characteristics (for reference only):

- Analysis time interval: 1 minute
- Ocular transmission coefficient: 0.5
- Pupil diameter: 0.002 meters
- Eye focal length: 0.017 meters
- Sun subtended angle: 9.3 milliradians

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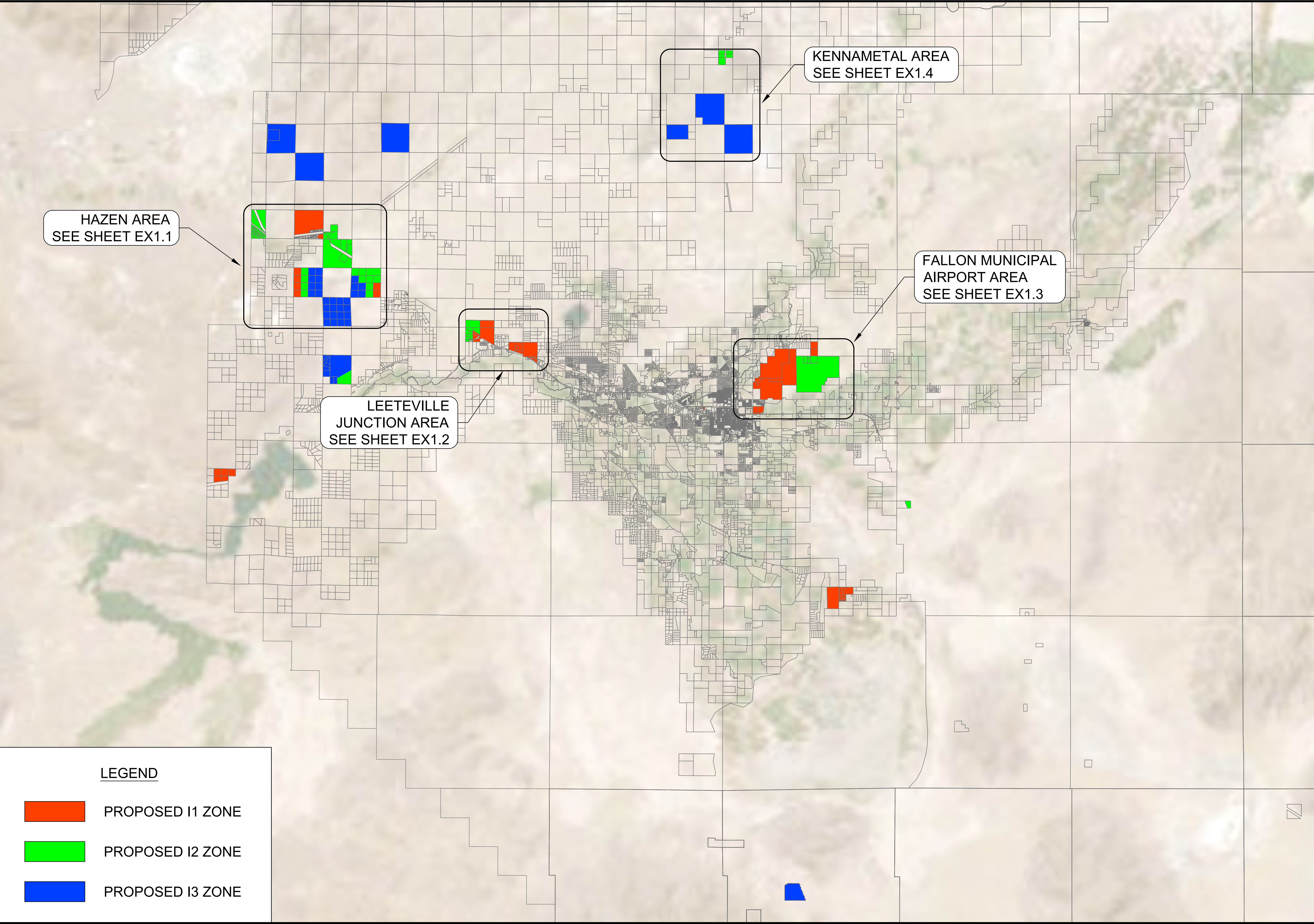
CHURCHILL COUNTY
PUBLIC WORKS, PLANNING,
AND BUILDING
270 S. MAINE ST. SUITE A
FALLON, NV 89406
PHONE: 775-423-7627
FAX: 775-428-0259

CHURCHILL COUNTY
CHURCHILL COUNTY PROPOSED INDUSTRIAL ZONES
OVERALL AREA

REV.	DATE	DESCRIPTION

DATE: JULY 9, 2025
DRAWN BY: RHH

EX 1.0



LEGEND

- PROPOSED I1 ZONE
- PROPOSED I2 ZONE
- PROPOSED I3 ZONE

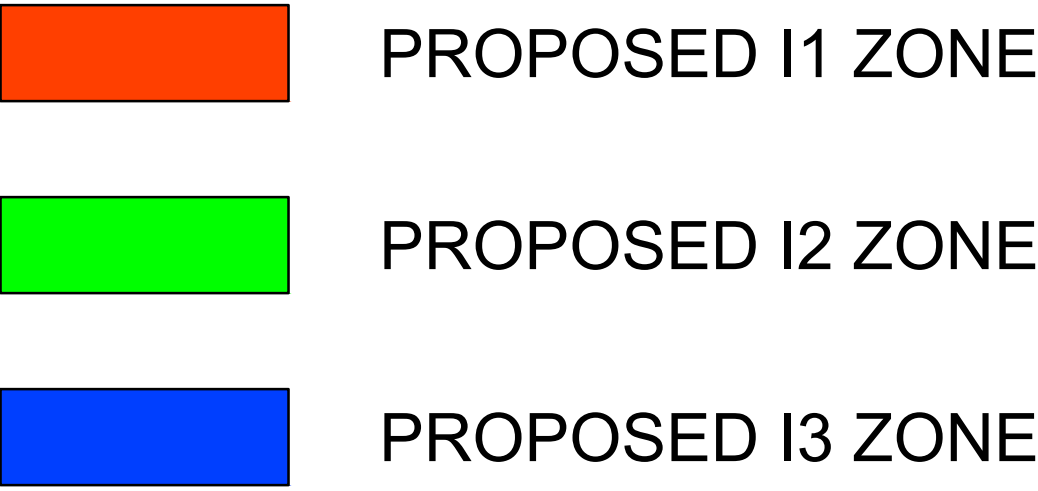


CONCLUSIONS

[illegible]

DATE: MAY 21, 2025
DRAWN BY: RHH

EX 1.1





CHURCHILL COUNTY PROPOSED INDUSTRIAL ZONES
LEETEVILLE JUNCTION AREA

[illegible]

DATE: MAY 21, 2025
DRAWN BY: RHH

EX 1.2



CARD
TRUCKING

US HIGHWAY 50

NEW
MILLENNIUM

NDOT YARD

DICA PEARL
MINERALS

LEGEND

- PROPOSED I1 ZONE
- PROPOSED I2 ZONE
- PROPOSED I3 ZONE



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PUBLIC WORKS, PLANNING,
AND BUILDING
270 S. MAINE ST. SUITE A
FALLON, NV 89406
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FAX: 775-428-0259

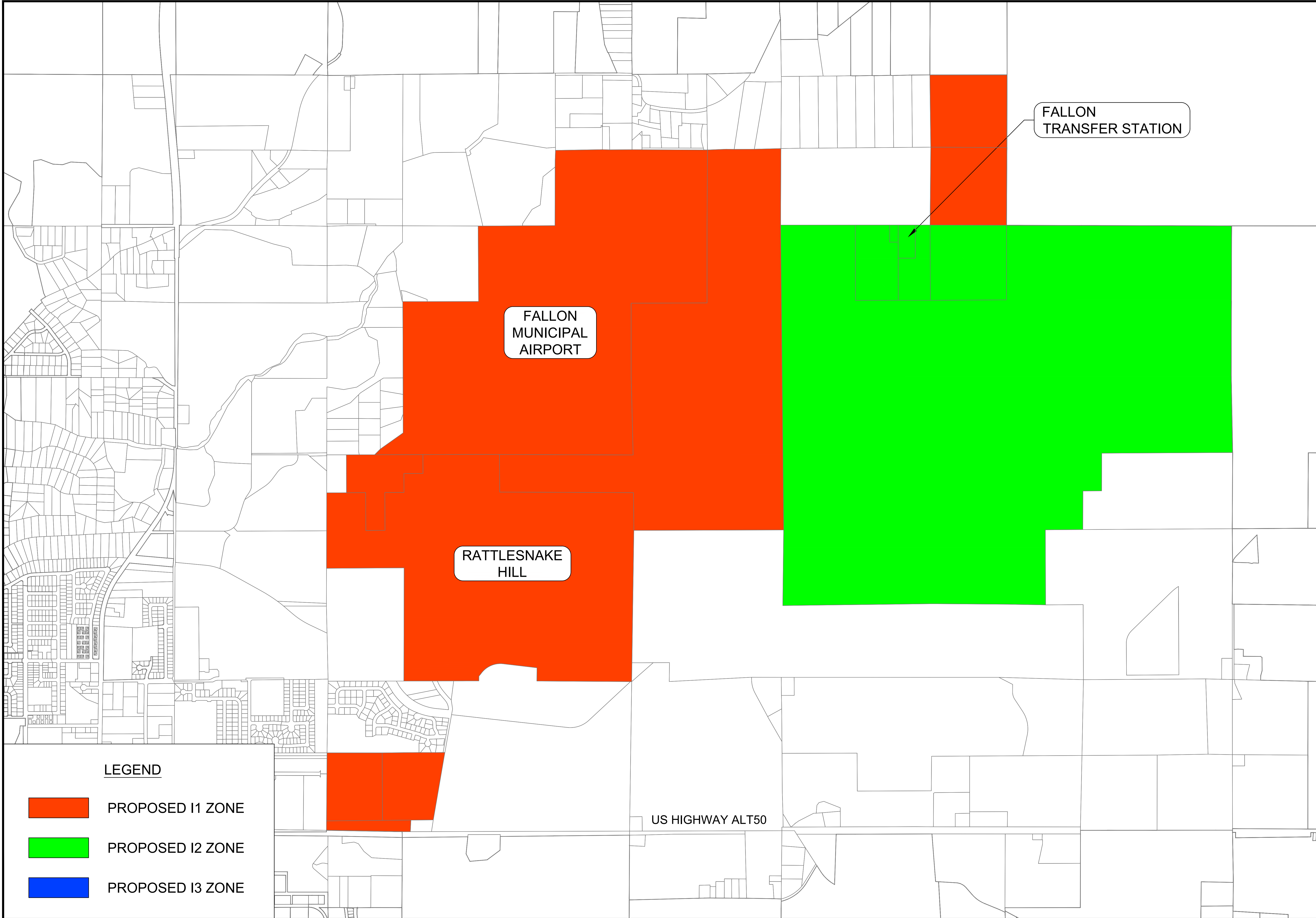
CHURCHILL COUNTY

CHURCHILL COUNTY PROPOSED INDUSTRIAL ZONES
FALLON MUNICIPAL AIRPORT AREA

REV.	DATE	DESCRIPTION

DATE: MAY 21, 2025
DRAWN BY: RHH

EX 1.3



LEGEND

- PROPOSED I1 ZONE
- PROPOSED I2 ZONE
- PROPOSED I3 ZONE



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AND BUILDING
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FALLON, NV 89406
PHONE: 775-423-7627
FAX: 775-428-0259

CHURCHILL COUNTY
CHURCHILL COUNTY PROPOSED INDUSTRIAL ZONES
KENNAMETAL AREA

REV.	DATE	DESCRIPTION

DATE: MAY 21, 2025
DRAWN BY: RHH

EX 1.4



LEGEND

- PROPOSED I1 ZONE
- PROPOSED I2 ZONE
- PROPOSED I3 ZONE