

MINUTES OF THE CHURCHILL COUNTY PLANNING COMMISSION

**155 N. Taylor St., Fallon, NV 89406
September 10, 2025**

1. Call to Order:

The regular meeting of the Planning Commission was called to order at 6:00 p.m. on September 10, 2025 by Vice Chair Goings.

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

Absent: Zack Bunyard, Chair; and 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 September 4, 2025 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:

Vice Chair Goings called for a motion.

Member Edgmon moved to approve the agenda as submitted. Member Ansotegui seconded the motion which carried by unanimous vote (5-0).

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

Vice Chair Goings 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. August 13, 2025 Hearing

Member Edgmon moved to approve August 13, 2025 minutes as written. Member Ansotegui seconded the motion and the decision carried by unanimous vote (5-0).

8. Old Business

- A. Consideration and possible action re: Review of a special use permit, SUP1073, previously granted to Antonio Moran of Sierra Nevada Gates and Panels, for a fabrication business. The property is located at 8920 Ara Lane, Assessor's Parcel Number 007-151-85. A condition of the permit is annual review until the Planning Commission deems that it is no longer needed.

Antonio and Nancy Moran, 8920 Ara Lane, were available to speak regarding this application.

Dean Patterson, Senior Planner, stated that this permit is for a fabrication business that was approved a couple years ago. It's in a residential subdivision zoned C-2. Mr. Moran was approved for this business, and there were conditions for approval. In the last year, we've had a couple of complaints regarding compliance with some of the conditions. He stated that he had spoken to Mr. Moran about these. The complaints included employees and customers coming to the site, which was not allowed because of the residential setting. Some of the fabrication was claimed to be taking place outside with the doors open.

Vice Chair Goings asked if the applicant had anything to add. Nancy Moran addressed the complaint regarding employees by clarifying that there are no employees that work there. She lives there and helps Antonio Moran with all the office stuff, and she's not an employee. Regarding customers, people do sometimes stop by, and they explain that it's not customer facing, and that the products are delivered, not purchased at this site. Vice Chair Goings asked them to speak about the other complaint of working outside. Mrs. Moran explained that Mr. Moran uses spray paint from cans on the panels to cover the welds, and he did do this outside for a time. Once they were made aware of the complaint, he didn't do it anymore outside. She said that they have noticed a chemical odor in the area that could be coming from a few other places nearby, but it isn't coming from them. Dean Patterson said that Mr. Moran had explained the same things to him, and he showed how he does the painting. He basically paints over the weld of the pipes, so it's very short and fast, and it makes it look the same color as the galvanized pipe.

Dean Patterson noted that the applicant had provided some photos and asked if they would like to explain what these demonstrate. Nancy Moran pointed out that at the last meeting there was mention that some of the trees on the front had died. They planted some grapevines for the landscaping buffer, so they are in compliance with that. She also noted that Mr. Moran completely gated off all of the raw material. They have installed some slats, but they have to order some more to finish the screening. There is about half of the front that needs to be completed.

Vice Chair Goings inquired if any of the commissioners had any questions or discussion.

Member Edgmon asked Dean Patterson to go over exactly what he found out of compliance when he visited the property. Mr. Patterson mentioned that sometimes the doors to the shop were open, and Mr. Moran demonstrated the welding at that time. Mr. Moran indicated that he would close the doors when he was working in the future. One of the requirements was landscaping, and I wasn't sure if those had been completed. According to the pictures it seems they have finished the landscaping. There's probably some more gravel that needs to be installed on the driving and parking areas. Mr. Patterson further noted that there was a requirement for the access apron to be paved, which is the curved piece that connects into a paved road for a driveway. That has not been done. Recently, Mr. Moran said that he talked to the Road Supervisor. Director Randy Hines said that he spoke to Gary Fowkes, Road Supervisor, who stated that Ara Lane is a road that needs to be replaced, sooner than later. It didn't make sense to require them to put that approach in now if the Road Department would have to go in and tear it out once they replaced that road. That's why Gary Fowkes had said we can hold off on that for now.

Member Hyde inquired of Randy Hines if there was a timeline given on the replacement of the road. Director Hines answered that Gary Fowkes did not give a timeline, and when he gets it into the schedule then it will be done. Member Hyde then concluded that is the only condition that has not yet been met, and it wouldn't be wise to put that apron in until that road's repaired. He wondered if it would be necessary that this permit stay open for another annual review until that apron is in place.

Dean Patterson stated that when he was out there last time, he talked to Mr. Moran about his plans for the future, and he expressed some interest in allowing customers, and maybe some employees, for the business. He also talked about, at some point, looking for a new location as he becomes more successful. Nancy Moran concurred that this is a home-based business, so they didn't expect to be there a long time. Obviously, it's just enough until they can expand and start either building something or renting something. They never expected that they would always be at this location. The plan is to look for somewhere to move to in the future.

Member Edgmon remarked that since there have been complaints and there was a mention about not having another annual review, she thinks that because there have been complaints, which have been rectified so far, that they should give some time to see if any more complaints come in within the next six months. Director Hines agreed that it would be a good idea.

Vice Chair Goings called for public comment, and there was none.

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

Member Frey moved to require another annual review of the permit. Member Hyde seconded the motion and the decision carried by unanimous vote (5-0).

B. Consideration and possible action re: Review of a special use permit, SUP1043, previously granted to Colby Frey of Churchill Vineyards, LLC, for expansion of the distillery, addition of a fourth barrel house, and additional signage. The property is located at 1045 Dodge Lane, Assessor's Parcel Number 006-092-02. A condition of the permit was review in three years to ensure that the conditions of the permit were met.

Colby Frey, 1045 Dodge Lane, was available to speak regarding this application.

Dean Patterson, Senior Planner, said that Mr. Frey got a special use permit for expansion of the distillery, namely barrel houses and some of the production area, as well as signage. He went out there and met with Mr. Frey onsite, and he showed the work that's been done. He thinks that everything that was proposed has been completed. The conditions of approval appear to be completed, as well. The last remaining item that he worked on recently was ensuring that the grading from the oldest barrel house would not drain into the new barrel houses, and would, instead, drain around them. That was a fire hazard issue in case the old barrel house burnt down, and you had a pond of flaming whiskey flowing through the site. That was the main issue of concern at the time of the permit application, and he believes that everything has been completed.

Vice Chair Goings asked if the applicant had anything to add, and Colby Frey thought Dean Patterson stated everything well.

Vice Chair Goings inquired if any of the commissioners had any questions or discussion.

Member Frey recused himself citing a familial relationship.

Member Edgmon verified that the requirements have been fulfilled as far as the grading is concerned. What's stopping the fire hazard at this point? Dean Patterson responded that it's the grading of the site to have the barrel houses slightly raised above the intervening space so that if there's liquid flowing, it flows in between the buildings and does not go close to a building. Member Edgmon then

asked if this had been done. Dean Patterson answered that the Fire Marshal, who has been working with Mr. Frey, said it's been done. Member Edgmon inquired if the applicant still operated under Churchill Vineyards LLC, or if that had been changed for the record. Colby Frey remarked that it's always been Churchill Vineyards. He conducts business as Churchill Vineyards, LLC DBA (doing business as) Frey Ranch Distillery. There was some discussion; however, since the entity is under Churchill Vineyards, it should be fine to remain as it is.

Vice Chair Goings called for public comment, and there was none.

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

Member Edgmon moved to no longer require a review of the permit. Member Ansotegui seconded the motion and the decision carried by unanimous vote (4-0 with Member Frey abstaining).

C. Consideration and possible action re: Review of a special use permit, SUP1101, previously granted to Brandon Brimm for an animal boarding or kennel business. The property is located at 14066 Carson Highway, Assessor's Parcel Number 007-071-47. A condition of the permit is annual review until the Planning Commission deems that it is no longer needed.

Brandon Brimm, 14066 Carson Highway, was available to speak regarding this application.

Dean Patterson, Senior Planner, stated that this is the first annual review for this application. He drove by and saw that there had been no work done, so he contacted Mr. Brimm, who indicated that he had concerns about a nearby project, the battery storage facility, and said that he was planning to let the permit expire until he knew more about the future. Mr. Patterson spoke to the applicant about requesting an extension for a year, and the applicant preferred to just let it expire.

Vice Chair Goings asked if the applicant had anything to add. Brandon Brimm responded that with the battery facility being approved right next door to his property, he was not sure what it's going to look like or if it was going to be something that would create an issue with any of their potential customers or if it would cause any hazards, such as fire hazards or air pollution. They decided to let the permit expire and see what happens over the next coming years while that facility gets built. He hopes that won't be an issue and they can revisit this idea again. They would reapply for the permit in the future if they decide to move forward.

Vice Chair Goings inquired if any of the commissioners had any questions or discussion, and there was none.

Vice Chair Goings called for public comment, and there was none.

Vice Chair Goings called for a motion.

Member Ansotegui moved to no longer require an annual review of the permit and that it would be terminated based upon not being enacted. Member Frey seconded the motion and the decision carried by unanimous vote (5-0).

D. Consideration and possible action re: A request to modify special use permit application, SUP1085, made by Fernley Business Park LLC. The property is located at 17127 Inland Port Drive, Assessor's Parcel Number 009-251-77, in the Industrial zoning district. The applicant requests to make minor site changes to accommodate the operation by extending the existing Track C length approximately 600 feet to create additional transloading activity for the site.

Randy Hines, Public Works Director, stated that Fernley Business Park had asked about

extending Track C by 600 feet. As demonstrated on the map displayed on the overhead screen, the extension is marked by the green line where they wish to extend the track. This is related to a previously granted special use permit. Staff felt that this was significantly a minor change to that approved permit just by extending the track. This gives them some additional rail to perform the transloading operations of the business park. This is a minor change to the site plan that was approved. Staff wanted to bring it to the commission's attention and make them aware of the request.

Vice Chair Goings inquired if any of the commissioners had any questions or discussion.

Member Edgmon questioned if the request was not only to extend the track, but also to add a small office building. There was discussion that on a draft agenda that was part of the verbal request; however, Fernley Business Park said that they were only requesting the extension of the rail track at this time. Any future building would be included in a future application.

Vice Chair Goings called for public comment, and there was none.

Vice Chair Goings called for a motion.

Member Frey moved to approve the modification to the special use permit for Fernley Business Park at 17127 Inland Port Dr (APN 009-251-77) for the Track C extension. Member Hyde seconded the motion and the decision carried by unanimous vote (5-0).

9. New Business:

A. Consideration and possible action re: A parcel map application, PC25-7, filed by Vickie Detomasi. The property is located at 2376 Roberson Lane, Assessor's Parcel Number 008-113-16, in the A-5 zoning district. The applicant proposes to divide the parcel into two parcels.

Vickie Detomasi, 4035 Soda Lake Road, and Kelly Workman, 5808 Workman Road, were available to speak regarding this application.

Dean Patterson, Senior Planner, shared some of the history regarding this property. It was previously submitted as a variance request to waive the paving requirements a couple months ago in order to create a future 10-acre lot. The variance was denied, so the applicant has reconfigured the project so the lots will not be less than 20 acres, which allows a gravel road standard. However, this also required a boundary line adjustment to set up the property for the proposed parcel map, which was approved just today, and created a 50-acre lot. The applicant is requesting a parcel map to split the 50-acre property into two lots—20 acres and 30 acres. The existing parcel has a home on it that is accessed from Roberson Lane and will be one of the new lots. The second parcel will be served by Indigo Drive, a private road along the south property line, which provides access to Roberson Lane. Meeting the road requirements is the primary issue in the staff report. Regarding legal access, Indigo Drive was constructed directly on and north of the south line, but it does not have an easement at this time. This will be fixed with this map by the 60-foot easement as shown on the map displayed on the overhead screen.

The primary issue for this project is providing physical road access for the site that meets county standards. The creation of new lots requires frontage on a publicly maintained road or the construction or upgrading of a road reaching from a publicly maintained road to the new lots, and so Indigo Drive would fill that need. When the two lots are 20 acres or less, the road must be paved; however, these are 20 acres or more, so the road can be gravel. The proposed roads must be built to the county gravel road standard. The nearest publicly maintained road is the intersection of Dillon Road and Roberson Lane, which is to the southwest. The route needed for this project is two segments:

1,300 feet of Roberson Lane from the southwest corner running southward to Dillon Road, and 1,600 feet of Indigo Drive, which is shown. Indigo Drive is fairly well built and will need minor improvements. Roberson Lane is not built to any standards and will need major improvements. These are described in the staff report. Minor issues were also raised. One is to accurately show the travel of way for Indigo Drive and Roberson Lane. Another is to provide a utility easement to all properties involved. Mr. Patterson demonstrated that the utility easement is shown on the map as a dotted line that runs through the middle, east and west, through the property. It ends at the old property line. The utility easement needs to be extended to the end of the property. Staff recommends that a public utility easement be established to cover the extra length to serve the several properties involved, and there are recommended conditions of approval to address changes for those items. Staff recommends approval.

Vice Chair Goings inquired if any of the commissioners had any questions or discussion.

Member Edgmon inquired if the parcel map had been recorded, and Dean Patterson responded that the boundary line adjustment that was needed to create the parcel map was recorded. Member Edgmon confirmed that before this parcel map is recorded, the easement for Indigo Drive would need to be included so that everything would be covered.

Vice Chair Goings verified that this parcel map would be forwarded to the Board of County Commissioners for final approval.

Member Frey asked the applicants if this accomplishes what they want to do and if they are satisfied with the stipulations in the conditions that are in the staff report. The applicants responded that it is making the best of a bad situation, so they feel this is what will be the best that they are going to get. Member Frey then said that as he understands Indigo Drive will need to be graveled to meet county specifications. With that being done, all the other adjoining properties, do they then get to use Indigo Drive to access their properties, or is this only for these parcels here? Dean Patterson answered that it would just be for these parcel. On the map, it's noted as a private road. Vice Chair Goings inquired if Indigo Drive was already constructed to meet county standards. Dean Patterson responded that it is a pretty good road, but it's not quite to county standards. It'll need some minor improvements. Kelly Workman stated that when it was put in, it met county standards, but due to grading, weather, and use it has lost its pitch. There were some comments regarding the misuse by ATVs and UTVs of these roads that cause them to deteriorate.

Vice Chair Goings called for public comment, and there was none.

Vice Chair Goings called for a motion.

Member Hyde moved to find that the criteria found in CCC 16.04.040(C) and CCC 16.04.050(A) have been met for the parcel map application, and therefore recommend that the Board of County Commissioners:

(A) Approve the parcel map for Detomasi Family Irrevocable Trust to divide APN 008-113-16 (soon to be 008-113-80) into 2-lots. This approval is subject to conditions, as listed in the Staff Report.

(B) Accept the offer to grant easements identified on the maps.

(C) Reject offers to dedicate land and improvements.

Member Ansotegui seconded the motion and the decision carried by unanimous vote (5-0).

Recommended Conditions:

- 1) *Changes shall be made for compliance with Churchill County Code, including but not limited to:*
 - a) *Changes to labels on road easements and improvements shall be made to be consistent with the final decision on offers to grant easements and dedicate land and facilities.*
 - b) *Changes to the Churchill County Commissioner's Certificate shall be made to be consistent with the final decision on offers to grant easements and dedicate land and facilities.*
 - c) *Indigo Drive and part of Roberson Lane between Indigo Dr. and Dillon Rd. must be upgraded to meet the county gravel road standard.*
 - d) *A public utility easement shall be provided to extend the 10' wide SPPCo easement running through the center of the property to serve all lots involved in the boundary line adjustment and parcel map.*
 - e) *The Roberson Lane and Indigo Drive traveled ways shall be shown.*
 - f) *Water right requirements must be met prior to recording the map.*
- 2) *Any final changes required by the County Surveyor shall be made prior to recording, including but not limited to Any typographic and map errors shall be corrected.*
 - a) *Provide notations to distinguish between found and set monuments.*

Vice Chair Goings thanked the applicant and advised that the application would be forwarded to the Board of County Commissioners with their recommendation.

- B. Consideration and possible action re: A special use permit application, SUP25-29, filed by Taggart Garland of Stampede Roll Off Rentals. The property is located at 7300 Reno Highway, Assessor's Parcel Number 007-251-71, consisting of 9.34 acres in the C-2 zoning district. The applicant proposes to operate his roll-off rental business from this parcel.

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

Dean Patterson, Senior Planner, stated that Mr. Garland came before the Planning Commission to operate the same business as a home business from his home property, and it was not approved. He began looking for a commercial location and found this site. The property is owned by the Out West Building owners. He noted the Out West Buildings' property on the left side. The property with the home that he is proposing to operate this business on is used by one of the owners of Out West Buildings. Mr. Garland was authorized to build a gate to take access through the commercial property to the west as shown at the south side of this parcel. The applicant is proposing a waste collection business that rents two containers. The containers are dropped off at the customer's property for a while. The customers fill them up, and the company then picks up the containers and takes them to the transfer station. Occasional evening pickups would mean that the waste collected in the containers is stored onsite overnight. The applicant indicates that the waste collection is limited to yard waste and debris. Handling other types of waste would raise additional concerns. Staff recommends that the waste collection service be limited to yard waste and debris only. The staff report reviews the five special use permit criteria. A number of issues were raised that result in conditions of approval. One issue is regarding permanent business facilities. A variety of federal, state, and local laws require permanent businesses to operate out of permanent facilities with an onsite business office, restrooms, utilities, employee facilities, and customer facilities. The applicant is proposing a business site without permanent facilities because he will not have full-time employees or customer visits. Office work will be handled through his home business location. This business is proposing to operate similar to a home business, but with a commercial business site to avoid

constructing permanent facilities. Recommended conditions would limit the size of the business to the proposed containers and one part-time employee. Exceeding the limits would need an additional special use permit and may trigger the permanent facility requirements.

Mr. Patterson said that there is an issue with legal and physical access. When this property was created, it was separated from the lot to the south without providing an access easement through it to the highway. This was demonstrated on the overhead aerial photograph of the property where it does not have an access easement for the property on the north. Because of this, the Out West Building's business owners have granted permission for the applicant to install a gate to access the highway through the Out West Building's property. Recommended conditions would require documenting this authorization and installing the gate before operations begin. He believes that Mr. Taggart has recently provided the office with a copy of the authorization from the owner. Another issue is ADA (Americans with Disabilities Act) accessibility. Normally, businesses need to meet ADA accessibility requirements and install facilities, but because of the non-permanent and limited nature of the proposal, this might not be needed if that is determined by the Building Official. Staff recommends that additional employees should be prohibited. Waste handling inherently has potential environmental impacts, including odors and pests, especially since the applicant proposes to bring waste to the site overnight. Other waste collection services have been prohibited from storing waste onsite. However, those usually collect household garbage, while the applicant proposes yard waste and debris collection. In addition, yard waste can harbor pests. Staff recommends a number of conditions: 1) household garbage collection should be prohibited; 2) stored yard waste and debris should not be kept on site for more than 48 hours; and 3) the containers should be cleaned when stored on site. Staff recommends approval.

Vice Chair Goings asked if the applicant had anything to add, and there was no comment.

Vice Chair Goings inquired if any of the commissioners had any questions or discussion.

Member Frey expressed concern with some of the recommended conditions, because he thought some of them were possibly not necessary at all just because of the situation. One of these is about the stored waste not being kept at the property longer than 48 hours. He didn't know if the applicant would need a longer time period or to eliminate that altogether. Also, the condition requiring the cleaning of the containers after picking them up seems a little prohibitive. He also wasn't sure why any state highway access permits would be required. If he's already accessing the property through a commercial facility, through Out West Buildings, all of those permits are already there. Part of the reason he finds some of these conditions unnecessary is because his operation will be right next to his landlord's house, and if anybody in the vicinity has an issue, he imagines it would be his landlord. He wanted to share concerns that he thinks would be a little onerous to the applicant.

Member Edgmon said that she finds that the staff's recommendations are adequate and can hold accountability for the business owner to not bring any problems, and it's something that you can have monitored from that point, if there are any complaints as this business moves forward.

Member Ansotegui inquired if the applicant had any issues with the conditions listed in the staff report. Do you think you can meet the requirement to not keep the waste there longer than 48 hours? Do you feel like cleaning the dumpsters is going to be too hard? Taggart Garland responded that he believes that the time frame of leaving them there will be fine. He wasn't sure how he would accomplish cleaning the dumpsters. He didn't think that a car wash would let me clean them there.

Vice Chair Goings agreed that if the applicant is not picking up any household waste, if it is yard waste and debris, most of the time those roll-offs are going to be as clean as they're probably going to be once they're dumped. He said that if the applicant is comfortable with the 48 hours and

can do that, he think that's probably a good recommendation from the staff. He was pretty sure this permit would require a review in a year if it does pass; and that maybe this would be something the applicant could ask for in the future if it is granted. He agreed with Member Frey that trying to clean those containers after every time they are dumped, unless there is a complaint from it, which he didn't think would happen with yard waste and construction debris, would be unreasonable.

Dean Patterson remarked that the reason for this condition is that previous trash haulers have had that standard, but admittedly those are normally handling household garbage. On the other hand, planning commission members have brought up the point that when a dumpster is at another location, people seem to throw their regular trash in there, so it's really more of a precaution. He agreed that 90 percent of the time there's not going to be anything to clean. It's really about those other instances where people throw other stuff in there.

Member Frey said that when he thinks of cleaning, he automatically imagines washing it out with water or soap or something like that, but he thinks that cleaning it out would mean when you dump it at the landfill, just making sure everything comes out of the dumpster. That would be a clean dumpster. He had a question for Mr. Patterson because he thought the letter from NDOT (Nevada Department of Transportation) was very, for the most part, not even pertinent to this operation. Are there any permits that NDOT is saying that are required? Dean Patterson concurred that the letter from NDOT is pretty much a boilerplate for almost every application for which they provide comments. In this case, it would be more applicable if they were going to take access through the property to the south, in which case they would probably want a paved access apron to boot. If Mr. Garland has his conversation with NDOT and lets them know that he's using a commercial business access through the Out West Buildings' property, then Mr. Patterson doubts they would really want anything other than confirmation that he's only going to have a certain number of trips per day. Member Frey remarked that with that in mind, does the applicant need explicit approval from NDOT, or as long as NDOT is not requiring him to get permits, does the applicant need to go asking and inviting a problem? Or, if he begins operations and NDOT says you need a permit, then you need a permit. How does that work? Mr. Patterson responded that there is no building going in. There's no big operation happening. The county's main concern is having the gate there, so he doesn't actually use the property to the south for access. Ultimately, the county doesn't have any control over what NDOT requires or even whether they respond to him.

Member Hyde stated that it is good to see Mr. Garland here tonight, and he's glad that he didn't give up and was able to find a really great location. He expressed support for this business operation. He inquired if there is water available at the site. Taggart Garland is sure that there's water to the house, but he wasn't sure if there was a spigot near the area that he plans to store the containers. Member Hyde commented that if water was available to clean out any residue or things that actually could create an odor, that he would self-regulate and wash that out so it doesn't become a problem or a nuisance to anybody in the area. The closest house would be your landlord, so he'll probably say something to you as Member Frey indicated. He expressed his opinion that the applicant would want to be a good businessman and that if the container does contain something that is odorous and would be a nuisance to other people, that he would take upon himself to wash that out. He confirmed that the containers have a tailgate on it. Mr. Garland responded that they do and agreed that he wouldn't want the smell at his house either. Member Hyde wondered if they need to actually put a condition that way, or do they expect the applicant to be a responsible business owner who will take care of that on his own. He didn't think it was feasible to take these to a car wash, but having a pressure washer there, if water is accessible, it wouldn't take long to clean them. Mr. Garland stated that if there was

anything sticky inside the containers it would create a problem with emptying them because things wouldn't slide out, so he has to keep them relatively clean.

Member Frey remarked that as they've talked about a lot of these things, he doesn't think that these conditions are going to negatively impact the business owner. He's going to operate his business in a clean manner anyway. He doesn't think that there will be any requirements from NDOT, so whether the condition's in there or not, he doesn't see that it matters. He agreed that if things are getting out of hand or if there are complaints, it does give the Planning Department something to fall back on. This is going to be how you operate your business anyway. Vice Chair Goings agreed that as they have talked through everything these conditions seem reasonable.

Vice Chair Goings called for public comment, and there was none.

Vice Chair Goings 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 16.08.080(H) and therefore approve the Special Use Permit SUP25-29 for Taggart Garland of Stampede Roll Off Rentals to establish waste collection facility, located at 7300 Reno Hwy (APN 007-251-71). This approval is subject to conditions, as listed in the Staff Report. Member Frey seconded the motion and the decision carried by unanimous vote (5-0).

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. *This approval is for storage of 2 waste containers of 6 yards and 15.5 yards for yard waste and debris. Adding additional containers, or adding other services such as household waste collection is prohibited.*
3. *The entire property must be in conformance with County Code, including but not limited to:*
 - a. *A business license must be obtained and maintained*
 - b. *All necessary building permits must be obtained.*
 - c. *The parking lot and driveways shall be graveled.*
 - d. *Only one part time employee is allowed.*
 - e. *Stored yard waste must not be kept at the property for longer than 48 hours*
 - f. *The containers must be cleaned after depositing waste at the transfer station*
 - g. *Legal and physical access authorization must be obtained. Written permission to pass through the Out West Buildings site must be provided. The proposed gate must be installed before the business begins operations unless another alternative is approved by the Director.*
4. *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.*
5. *Any state highway access permits required by NDOT shall be obtained, and all required improvements shall be installed.*

Vice Chair Goings 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: A special use permit application, SUP25-30, filed by Jim Menesini Petroleum LLC. The property is located at 7945 Reno Highway, Assessor's Parcel Number 007-271-55, consisting of 3.28 acres in the C-2 zoning district. The applicant proposes to expand the propane storage with the addition of a second 30,000-gallon LP Gas Bulk Storage Tank.

Eric Anderson with Bighorn Consulting, representing Jim Menesini Petroleum, 1055 West Moana Lane, Reno, Nevada, was available to speak regarding this application.

Dean Patterson, Senior Planner, said that Jim Menesini Petroleum is a propane delivery company, and they're proposing an expansion for a second above-ground 30,000-gallon liquid propane (LP) bulk storage tank. Previously, the business got a special use permit to establish the existing similarly sized tank in 2020. The addition brings the bulk storage capacity to 60,000 gallons. He noted that a large storage operation over 100,000 gallons would be considered a chemical manufacturing storage facility according to the use table, and that would not be permitted in the C-2 zone. He added that Mr. Menesini is aware of that. The new tank will be installed just east of the first tank with 40 feet between the two tanks. The tank location was demonstrated on the image displayed on the overhead screen. The existing access and infrastructure will be used. It's important to note that access to the yard is limited to delivery trucks and drivers only, not accessed by the public. Notices were sent out, and comments were received from Dicaperl Minerals. Their plant is approximately 1,200 feet northeast of the project site. The two sites are separated by the highway and elevated railroad tracks. The comments raised a concern that the LP tanks pose a threat to their business and was the main issue discussed in the staff report. He pointed out on the overhead screen the location of the Dicaperl plant as related to the subject site. Another letter was provided by the LP Gas Board that regulates the facility, which clarified that modern safety measures address the concerns raised in the letter. The applicant will be able to describe safety measures in more detail and answer questions if you have them. If safety measures are in place, the proposal meets the approval criteria. The staff report reviews those five special permit criteria. A minor issue is that the previous special use permit required meeting the landscape code requirements, but the landscaping was not installed at that time along the highway. This special use permit again requires installation of those code requirements.

Mr. Patterson said the main issue that is raised is a hazard issue. In the Dicaperl letter, they pointed out that they use large furnaces that run 24 hours a day. Their primary concern is that there may be leaks that release propane. Since propane is heavier than air, it pools close to the ground and at lower elevations, the wind may blow any released propane to the Dicaperl property, where it can intercept the furnaces and cause a fire or explosion. These types of propane incidents can happen from the tank being exposed to fire or destruction and exploding. That would be called a BLEVE (boiling liquid expanding vapor explosion). It can also happen by a major leak releasing very large amounts of gas into a pooling cloud that then contacts an ignition source and explodes as an expanding vapor explosion. While Dicaperl is raising the concern it also applies to all uses in the area. Several factors reduce the actual risk to Dicaperl. The safety equipment, technology, and state regulation have increased greatly to prevent hazard events. The relatively small volume of propane stored on site means that a failure of safety equipment and technology would need to allow almost all of the propane to escape and create a dangerous pool. The pool would have to migrate a long distance, at least 1,200 feet without being dispersed by strong winds, would have to cross the highway with traffic that would also tend to disperse the pool, and would have to cross the elevated train tracks, which would help obstruct migration. Staff recommends approval.

Vice Chair Goings asked if the applicant had anything to add. Eric Anderson stated that Mr. Menesini was available to answer any questions that he isn't able to. He thanked staff for their continued effort, time, and communications on working with them on this project. He said that they installed the first 30,000-gallon tank in 2020 that was approved with a special use permit. They're proposing to install the second 30,000-gallon tank for the ongoing business operation. The tank is not accessible to or used by the public. This is just for their own storage operations. With the addition of the second tank, they're anticipating no more than four delivery trucks utilizing the tank and the site per day. There'll be no megajoule impact to access or traffic anticipated. As the site is designed right now, all required buffers, setbacks, heights, easements, exposure distances, and friction zones are satisfied and meet or exceed the county code and the LP Gas Road standards and requirements for placement of the second tank in combination with the first tank. When they complete the fire safety analysis in support of both tanks located together, all required safety measures are and will be satisfied and in place for operating both tanks. Both tanks, as proposed, are compatible with nearby commercial, industrial, and agricultural uses as per county code requirements for compatibility. The additional tank will not significantly impact the character or aesthetics of the existing corridor or gateway. They're not proposing any additional signage. The site will be maintained in a clean and tidy manner with the storage of our residential tanks placed at the rear of the site as they currently do. They will be installing the landscaping buffer along the highway in conformance with county code. The 10-foot buffer will be installed this time around, and he apologized for not installing it last time. He explained that it was right in the middle of COVID, and they struggled with getting contractors and following through with that. They already have quotes for that installation for the hardscape out there along the highway. They are going to be adding two more LED lights, site safety lighting with dark sky and down-shielded fixtures to the site.

Mr. Anderson remarked with respect to the safety concerns that were brought to their attention. Many factors reduce the actual risks implied, such as safety equipment technology, which have increased extensively. The state LP Gas Board and the NFPA (National Fire Protection Association) 58 regulations are very strict in compliance with all safety measures, setbacks, buffers, protocols, and emergency response procedures. These will all be met, or exceeded, through the approved fire safety analysis and the State LP Gas Board permit. As Mr. Patterson did mention, the relatively small amount of propane stored on site means that failure of safety equipment technology would allow almost all of the propane to escape and actually create a dangerous pool. The second tank that they're installing is a brand new tank with all current, most strict, and modern safety measures and controls installed. They are not proposing to install an old or used, non-compliant tank with respect to safety measures and controls. He provided a brief list of the safety measures that they will be complying with:

- The new tank is required to be in strict compliance with the National Fire Protection Association and American Petroleum Institute for the design and construction of the LP gas tank installation.
- The tank is certified with a boiler and pressure vessel code as required on the national register.
- Some typical safety features included with the LP tank: integrated bulkhead with pump and explosion-proof motor allowing for safe and efficient loading and unloading; all valving and piping is compliant with NFPA 58; numerically operated emergency shutdown valves, including integrated excess flow valves, are incorporated into each valve; passive safety features and fail-safe safety systems are incorporated; instrumentation for enhancing system monitoring; and breakaway system automatically actuates emergency shutoffs. They perform

weekly inspections for corrosion or damage and document those inspections. Standard and emergency vents are installed.

- There is full understanding of the distribution chain and controls to be ever-present and exercise every point to ensure safe operations required for all personnel.
- Fire extinguishers will be located and maintained on site per the local fire marshal's requirements.
- A modern valve control system will ensure that the main valves are closed unless they are required to be open, and only allow that requirement last, and then they close in case of emergency or alarm.
- All of their vehicles are equipped with a number of externally managed shutdown devices to enable the drivers to stop pumping operations quickly and to secure the vehicle in an emergency.
- Vehicles will be protected against moving or being driven away with the hose connected to a stationary tank. Vessel chocks will be included, alarms in the driver's cab, and pneumatic interlock devices to immobilize the vehicle while the hose is unhoused.
- Vehicles will be securely earthed before filling and unloading and will remain connected until the hose is disconnected.
- Fire extinguishers will be carried on all vehicles.
- Delivery drivers are carefully selected, properly and comprehensively trained, and in accordance with their responsibilities.
- Safety programs are regularly updated.
- Planning for emergencies is an integral part of the safety management program that they have in place. It also takes into account the local emergency requirements that exist.
- Safety bollards will be installed around the perimeter of the tank just like the existing tank has now.
- They will develop an emergency response plan to the satisfaction of the fire marshal.
- The new tank, as shown on the screen, will have concrete strip footings and anchors designed by a structural engineer, and the safety line will be designed by an electrical engineer.

Mr. Anderson said that after the appeal period, their intention is to submit for a building permit for the tank installation to the satisfaction of the building department and the fire marshal's office, and in compliance with the special use permit conditions. He asked if the State LP Board letter was read into the minutes, or if they needed to do that. It was stated that copies of the letter were provided to the commissioners at the meeting. Dean Patterson remarked that the Dicaperl letter was mainly concerned about a leak. They specifically mentioned venting, which would not normally release very much. He then questioned about a leak in a large pipe and how that would be handled.

Jim Menesini, 733 East Bridge Street, Yerington, Nevada, inquired what specifically they wished to have explained. Dean Patterson restated that the Dicaperl letter was concerned about leaks, and they specifically referenced venting, which probably doesn't release very much propane, but what about a major leak in a large pipe? Mr. Menesini responded that there are just a few pipes in the transportation system while we hook up, and there are excess flow valves in all of the lines. When it senses a major leak, it activates a valve and stops the flow. There is a relief valve on the top and the bottom lines that are hooked to the trucks. In case of an emergency or in case a person tried to drive away without unhooking the hose, the excess flow valves eliminate any leaks. If there are any leaks at all, it might be a gallon of propane within that hose.

Eric Anderson further commented that they accept all the conditions of approval from staff.

Vice Chair Goings inquired if any of the commissioners had any questions or discussion.

Member Hyde thinks that Mr. Menesini answered the question that he had in mind. If there were a seismic event where a pipe developed a leak, then there is a redundant technology in place to automatically shut-off the flow. Jim Menesini responded that it's a federal safety regulation that is included in NFPA 58. Nevada just assumes the federal guidelines.

Member Edgmon commended their application as outstanding. She asked pointed out that a building permit is required for the anchorage of the tank and that a non-residential contractor is required to perform the work. Do you guys have a contractor that will be overseeing the anchorage? Mr. Anderson responded in the affirmative that they have a licensed contractor. He further clarified that the anchorage, the seismic design, the foundation, and everything will be done by a structural engineer and submitted with the permit to the county.

Member Hyde asked how much the tank weighs when it is filled. Eric Anderson didn't know the answer at that time. He asked to show the plans on the screen regarding the footings. He noted that they are only allowed to fill up 80 percent per federal law, so it may weigh 60,000 pounds. He talked about the construction of the footings and how substantial they are to support the tank.

Vice Chair Goings called for public comment, and there was none.

Vice Chair Goings 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 SUP25-30 for Menesini Petroleum, LLC to expand the bulk fuel storage with another 30,000 gallon LP storage tank at 7945 Reno Hwy (APN 007-251-55). This approval is subject to conditions, as listed in the Staff Report. Member Hyde seconded the motion and the decision carried by unanimous vote (5-0).

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 site must be constructed and operated in conformance with County Code, including but not limited to:*
 - a. *A business license must be obtained and maintained.*
 - b. *Any necessary building permits must be obtained prior to construction and/or alterations.*
 - c. *Landscaping that was not installed with the previous SUP shall be installed.*
 - d. *Safety lighting must meet the Lighting Code dark skies standards.*
3. *This SUP is limited to construction and operation of the proposed propane tank. Further expansion of the business will require a new SUP.*
4. *The operation shall conform to NDOT requirements for access onto US Highway 50.*
5. *The site must be kept tidy and weeds controlled. Outdoor items must be arranged in neat rows or groupings toward the rear of the property.*
6. *The propane tank must be constructed and maintained in compliance with all federal, state, and local safety measures, including those of the LP Gas Board and Fire Marshal.*
7. *An emergency response plan shall be developed to the satisfaction of the Fire Marshal to respond to incidents at the site related to the new propane tank.*

Vice Chair Goings 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:

Randy Hines, Public Works Director, gave a brief update on the proposed code changes that were prepared and presented to them last month. This was presented to the Board of County Commissioners for the first reading for the code changes. They've set the second hearing to next Wednesday, September 17, 2025. There were no changes recommended by the Board. The only thing that they decided not to do was to separate solar energy production from other energy production as requested by SB Energy to only require a conditional zoning permit in the I-2 and I-3 zoning districts. The recommendation of the Planning Commission to implement that request was rejected by the members of the Board. They wanted to keep solar power production as part of the major power generation and require a special use permit in all of the proposed zones.

Director Hines remarked that at the same meeting as the second reading for the code changes, they will also be presenting the proposed zoning map showing which existing industrial parcels will be I-1, I-2, and I-3. The proposed zoning map was updated based on the workshop comments and the comments at the last meeting. The parcels north of Kennametal on Highway 95 were changed to I-3 as recommended by the Planning Commission. This will be presented next week.

Vice Chair Goings inquired if it be helpful for any of this board, if possible, to attend that Board of County Commission meeting in case they have any questions. Director Hines commented that the board members were at both workshops. They've been listening to this thing since April when it began. He was not saying that they should not to go if they want to be there, but there were really no questions other than the part regarding the major power generation for the solar power. They made a decision to keep that as a special use permit.

Vice Chair Goings asked if there were any other questions or comments from the members. Member Hyde commended staff for the good job that was done on preparing those changes. Other members mirrored the same sentiment. Director Hines expressed appreciation for everything that staff has done on this. This was a huge undertaking, and it ended up taking a little more effort than they thought it would. He thinks this is going to be a good thing for the county moving forward. Vice Chair Goings pointed out that there was no public remaining in the audience, so there wouldn't be any public comment on this item.

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, SUP970, previously granted to Alyson Osters of Discovery Learning Center for an educational facility. The property is located at 2152 Reno Highway, Suite I, Assessor's Parcel Number 008-361-52, in the C-2 zoning district. The business has closed and the permit is no longer needed; therefore, it should be terminated.
- B. Consideration and possible action re: Termination of a special use permit, SUP605, previously granted to Lynn Pucinelli of Pets Bed & Breakfast for a boarding kennel for dogs, cats and horses. The property is located at 81 Mason Road, Assessor's Parcel Number 009-

271-19, in the A-10 zoning district. The applicant did not renew the business license, which expired June 30, 2025, and is a required condition of the permit.

Member Ansotegui moved to approve the consent agenda as submitted. Member Frey seconded the motion and the decision carried unanimously.

12. Public Comment:

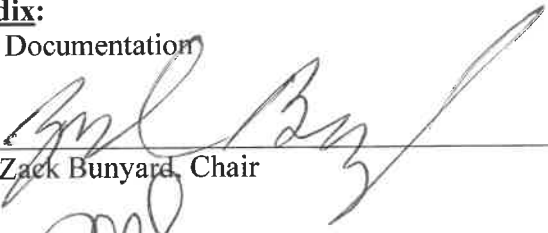
There were none.

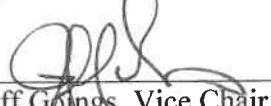
13. Adjournment:

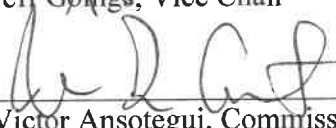
There being no further business to come before the Planning Commission, Vice Chair Goings adjourned the meeting at 7:17 p.m.

14. Appendix:

Supporting Documentation

Approved: 
Zack Bunyard, Chair

Approved: 
Jeff Goings, Vice Chair

Approved: 
Victor Ansotegui, Commissioner

Approved: NOT AVAILABLE
Tami Edgmon, Commissioner

Approved: 
Joe Frey, Commissioner

Approved: NOT AVAILABLE
R. Mark Hyde, Commissioner

Approved: NOT AVAILABLE
Scott Nelson, Commissioner

ATTEST: 
Diane Moyle, Administrative Assistant



CHURCHILL COUNTY
PUBLIC WORKS, PLANNING & BUILDING

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STAFF REPORTS FOR
PLANNING COMMISSION MEETING – September 10, 2025

LIST OF STAFF REPORTS

- | | |
|--|---------|
| • Taggart SUP for waste collection | Page 2 |
| • Menesini SUP for Bulk Fuel Storage – Small | Page 6 |
| • Detomasi Parcel Map – 2 lots | 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:	Special Use Permit (SUP)	Application #:	SUP25-29
Use Listing:	Waste Collection Service (Solid/garbage and liquid/septage)		
Applicant:	Taggart Garland for Stampede Roll off Rentals		
Landowner:	Ragtown Real Estate LLC (owner of Out West Buildings)		
Site:	7300 Reno Hwy (APN 007-251-71) – 9.34 ac.		
Designations:	Master Plan – Urbanizing // Zoning – C2		

Summary: The applicant is seeking a Special Use Permit (SUP) to operate a waste collection business. The applicant has 2 containers, sized 15.5 yards and 6 yards. The containers are dropped off at the customers property for 1-3 days giving the customers time to clean their property and fill the containers. After the containers are filled, the applicant or a part time employee picks them up and deposits the waste at the transfer station. Occasional evening pick-ups would mean the waste collected in the containers is stored at the proposed site since the transfer station closes at 4pm.

The business will operate mostly within normal business hours with a few exceptions of evenings and weekends. The applicant indicated that all paperwork and customer meetings will happen from his home property at 4185 St. Clair Road, suggesting no or minimal customer traffic at the business site.

Note that on July 9th, the applicant appeared before the Planning Commission seeking a Special Use Permit to operate the same business as a home-based business from his home property. His proposal was contested by neighbors for incompatibility and was not approved. The decision and complaints prompted the applicant to look for a location where such a use would be allowed.

CCC 16.08.250 Use Table allows waste collection in the proposed location zone C-2 through a Special Use Permit. The applicant suggest that his waste collection is limited to yard waste and debris. Normally, yard waste includes weeds, leaves, dead plants or flowers, brush, pruned branches, tree trunks, wood shavings or rocks, etc. Adding any other type of waste besides yard waste and debris may require additional scrutiny and considerations. Staff recommends that the waste collection service be limited to yard waste and debris only. Adding other waste collection such as household garbage should be prohibited.

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 zoning surrounding the proposed business is:

- Land is zoned C-2 to the north, south, west, and south half of the east side. Nearby uses are commercial businesses, outside storage lots, a few homes, and vacant land.
- Land is zoned A-10 to the north beyond the railroad tracks, and the north half of the west side. Nearby uses include farms and some homes.

The east and west of the property line is fenced with a chain-link. To the west, are trees and a strip of landscape to provide shielding. The truck, trailer and containers are to be stored on the west side of the property where the trees are. The agricultural use east of the property is at least 260 ft away from the proposed storage area. There would be no compatibility issue with surrounding 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. **Waste Collection Services 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.

The Gateway policy does not come into play since the site is far off of the highway. 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:

- **Permanent Business Facilities:** But federal, state, and County law requires permanent businesses to operate out of permanent facilities with an on-site business office, restroom and sanitation facilities, employee break and information (OSHA, safety, notices, etc.) facilities, customer facilities, etc. Doing so also ensures there is a legitimate business license location, legitimate addressing, and maintains the community image. The applicant is proposing a business site without permanent facilities, because he will not have full-time employees or customer visits. Office work will be handled through his Home Based Business location. This business is proposing to operate similar to a home business, but with a business site. The objective is to avoid constructing an office, or employee/ customer facilities. Recommended conditions of approval would limit the size of the business to the proposed containers and the 1 part-time employee. Exceeding the limits would need additional SUP review and may trigger permanent facilities.
- **Sewer and water facilities:** Changes to the residential septic system and water well are not needed for the limited business being proposed. The existing well will provide water for the business.
- **Generally:** Outdoor storage screening is not required for vehicles or product display. Lighting is not proposed, nor approved. There are no signs proposed. Future proposals must meet sign standards for C-2 provided in **CCC 16.16.020.6**.
- **Legal and physical access:** When the subject property was created, it was separated from the lot to the south without providing an access easement through it to the highway that proposed business can use. The business site is located on property owned by the Out West Buildings business owners. The applicant indicates that a gate will be used to access the highway through the Out West Buildings property. He verbally indicated the landowner has authorized the installation of the gate. Staff recommends that the

applicant document this authorization to use the business access, and that the gate must be installed before operating the proposed business.

- **Parking:** The application indicates a maximum of 4 trips in and out per day, and that may increase to 10 in the future. The rentals are delivered and picked-up by the business owner. Customers are met off the site. Minimal parking is required to operate the business. As allowed for unusual parking situations, the Director determines that the 6 parking space proposed is adequate.
- **ADA accessibility:** Businesses with employees and/or public access need to meet ADA accessibility requirements. Customer visits are limited. 1 part time employee is proposed, and they would not stay at the property. Staff recommends that additional employee should be prohibited. In this situation ADA accessibility requirements would not normally apply, but that is determined by the Building Official.
- **Landscaping:** New and expanding businesses must meet the landscaping code requirements. Parking lot trees are required at 1 tree/15 parking spaces. Near the proposed parking lot are 2 trees and shrubs that can serve as parking lot trees. Code requires Landscaping along the highway frontage. The business site is not directly fronting the highway, so the requirement does not apply.

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. The applicant suggests there will be limited impact on traffic, with a maximum of 4 trips per day. NDOT provided comments and requires a trip generation letter for the business, and that use of access point must be permitted. Staff recommends that applicant check with NDOT and meet all requirements. Note that accessing the highway through the Out West Buildings property should not be a problem.

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 includes:

- 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 be graveled to mitigate dust and potential effects.
- Accumulated yard waste can harbor pests and breeding grounds for insects like mosquitoes. Other waste collection services have been prohibited from storing waste on-site. However, those usually include household garbage while the applicant will focus on yard waste and debris. Staff recommends that stored waste should not be kept on site for more than 48 hours.
- Odor and smell from the containers. Staff recommends that the containers be cleaned when stored on-site.

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 SUP25-29 for Taggart Garland of Stampede Roll Off Rentals to establish waste collection facility, **LOCATED** at 7300 Reno Hwy. (APN 007-251-71). 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. This approval is for storage of 2 waste containers of 6 yards and 15.5 yards for yard waste and debris. Adding additional containers, or adding other services such as household waste collection is prohibited.
3. The entire property must be in conformance with County Code, including but not limited to:
 - a. A business license must be obtained and maintained
 - b. All necessary building permits must be obtained.
 - c. The parking lot and driveways shall be graveled.
 - d. Only one part time employee is allowed.
 - e. Stored yard waste must not be kept at the property for longer than 48 hours
 - f. The containers must be cleaned after depositing waste at the transfer station
 - g. Legal and physical access authorization must be obtained. Written permission to pass through the Out West Buildings site must be provided. The proposed gate must be installed before the business begins operations unless another alternative is approved by the Director.
4. 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.
5. Any state highway access permits required by NDOT shall be obtained, and all required improvements shall be installed.

Application:	Special Use Permit	Application #:	SUP25-30
Use Listing:	Bulk Fuel Storage – Small		
Applicant:	Eric Anderson of Bighorn Consulting		
Owner:	Jim Menesini Petroleum LLC		
Site:	7945 Reno Hwy (APN 007-251-55) – 3.28 ac.		
Designations:	Master Plan – Urbanizing // Zoning – C2		

Project Summary: The application is to allow expanding operations for the current business, Jim Menesini Petroleum LLC, a fuel delivery service provider. This business is a Property Services business under the County Code Use Table. The business also provides fuel delivery service – for propane, gas, and diesel - to local homes, farms, and businesses.

This SUP request is for the installation of a second above-ground 30,000-gallon liquid propane (**LP**) bulk storage tank to support their propane sales business. Previously, the business was granted a special use permit to establish a similar sized fuel storage tank on site. The first above ground 30,000-gallon LP tank was installed in 2020. The addition brings the total bulk storage capacity to 60,000 gallons. Note that a large storage operation over 100,000 gallons would be considered Chemical Manufacturing and Storage according to the Use Table listing and is not a permitted use in the C-2 zone.

The business currently has an office, storage building, a home propane tank storage area (tanks are empty), and the existing 30,000-gallon LP tank. The new tank will be installed on the west side of the parcel, immediately east of the first tank with 40' between the two tanks. The second tank will occupy approximately 0.25 acres. The tanks are to be accessed by the delivery truck drivers only, and are not accessible to the public.

Notices:

Notices were sent out and comments came from the management of Dicaperl Minerals LLC. The Dicaperl plant is approximately 1200 ft northeast of the project site. The 2 sites are separated by the highway and an elevated railroad track. The comments suggest that the LP tanks pose a threat to their business. A summary is provided below.

Dicaperl expands perlite through furnaces which use roughly 8000DTH per month of natural gas, and the furnaces run 24 hours a day at 1700 degrees Fahrenheit. Their primary concern is that above ground propane tanks have safety relief valves to relieve pressure by releasing propane gas. They argue that since propane is a gas that weighs more than air, it hovers closer to the ground and pools to lower elevated areas like water. The wind may blow any released propane to their property. Their furnaces may cause a fire or explosion if the gas pools in a large enough quantity. Their furnaces run at almost double the ignition point of propane.

Criteria Review:

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

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

See Criterion 5 for assessment of environmental impacts on neighbors. See criterion 3 regarding safety and hazard issues.

The zoning surrounding the area is:

- East is C-2 zoning. Nearby uses are the Eagles Club
- West is C-2 zoning. Nearby uses are the business sites recently purchased by Menesini
- South is A-10 zoning. Nearby uses are farming at least 125 ft away from the tank.

- North 130 ft across the Reno Highway is Industrial zoning with the NDOT maintenance yard.
- Northeast is C-2 zoning with the Dicaperl plant which specializes in expanding perlite through furnaces. The company has objected to expanding the propane storage for safety reasons.

If adequate safety measures are in place to deal with fire and explosion hazards, expanding the propane holding capacity with the proposed new tank is compatible with the nearby commercial and industrial uses. The business property line is over 100 feet from the nearest agriculture field, and the tank is another 90 feet from that property line. This provides an adequate buffer from agricultural operations. Compatibility with the nearby agricultural uses should not be an issue.

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. **Bulk Fuel Storage - Small is a listed use** in the use table of the development code and must be reviewed through a Special Use Permit.

Most Master Plan policies are not applicable to the development of commercial and industrial uses or are neutral in terms of general industrial activity. The main applicable section in the Master Plan is Chapter 11 Land Use, which require 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.

Also see compatibility issues discussed under criterion 1, above. See criterion 5 regarding environmental impacts. Regarding “gateway” issues, an additional propane tank will not significantly impact the character and aesthetics of the corridor. No changes to signage are proposed. The site needs to be maintained in a clean and tidy manner, with storage of residential tanks placed to the rear of the site. A landscape buffer is proposed along the highway in conformance with County Code. The proposed development will maintain this appearance and meets the gateway standards.

The proposed development must conform with the County Development Code. Conditions of approval will address specific issues, including:

- **Height, setbacks and easements:** The height limit is met. The setback and easement requirements are met, including those for the LP Gas Board permit.
- **Office, sewer, and water facilities:** Facilities already exist. The new tank will not require additional facilities.
- **Generally:** New outdoor storage is not proposed. New permanent signage is not proposed. Permanent lighting is proposed, and details are provided showing conformance with County Code.

- **Parking and Landscaping Requirements:** The new tank will not increase the need for parking. The previous SUP required landscaping that was not installed. The application proposes landscaping along the highway to meet the landscape buffer requirements. The applicant also plans to install drought tolerant bushes, plants, and trees within the road landscape strip.
- **Friction Zones:** The residence to the east and the historic businesses on the subject property pre-date the friction zone standards and have co-existed for years. The applicant recently purchased the properties to the east, so friction zone requirements do not apply. To the south, the agricultural operation has a 200 ft buffer from the LP tank to the farm field. There is also a 6-foot-high chain-link fencing all-round the property.

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 available at the site. On-site sewer and water service currently exist and are adequate for the proposed expansion. Power is already at the site. Public road infrastructure is discussed below. Public infrastructure will not be impacted.

The Dicaperl company letter expresses concerns that escaped propane will pool and be blown to the plant where it may cause a fire or explosion. Some of the biggest disasters have involved entire propane tank farms exploding, but this site is miniscule compared to them. Even so, single tank explosions are also very bad. Incidents can happen from the tank being exposed to fire or destruction and exploding (a BLEVE – Boiling Liquid Expanding Vapor Explosion), or by a major leak releasing very large amounts of gas into a pooling cloud that explodes as an Expanding Vapor Explosion when it contacts an ignition source. The former is easier to detect and prevent by active firefighting. The latter requires detection and safety measures to prevent.

Dicaperl is concerned about a leak that migrates to the ignition source at their facility. Simple pressure venting should not release enough propane to cause a major risk to Dicaperl or others. A major leak would be needed, and would have to be undetected for an extended period for a large hazardous pool to develop.

Several factors reduce the actual risk: (1) The safety equipment, technology, and state regulation have increased extensively to prevent hazard events. (2) The relatively small volume of propane stored on-site means that a failure of safety equipment and technology would need to allow almost all of the propane to escape and create a dangerous pool. (3) The pool would have to migrate a long distance (at least 1200 ft.) without being dispersed by strong winds, would have to cross a highway with traffic that can disperse the pool, and would have to cross the elevated train tracks which would help obstruct migration.

Fire and police service will be minimally impacted on a daily basis. The exception is the extremely rare case of a fire and potential explosion associated with the tanks, which in turn requires an intense and coordinated response. The Fire Marshal is aware of the proposed tank and is capable of providing necessary inspections. The community police and fire services are capable of providing service. An emergency response plan is recommended in the conditions of approval that would be prepared to the satisfaction of the Fire Marshal.

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

Since US 50 is a state highway, NDOT controls access onto it. The existing access apron is paved and authorized for use. Traffic for the business with the new tank will not overburden the highway and access point. Future expansions may need access point modifications and would also require a new SUP. No impacts are expected.

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 potential environmental impact issues to adjacent properties are:

- (1) Potential odors released from the tank during operation. Odorizing agents are added to propane to warn of a hazard. Such odors should not be normal and would indicate the need for repairs and rapid action.
- (2) Safety impacts from fuel fires or explosions may impact neighbors, but are negligible as long as safety measures are constructed and maintained.

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 SUP25-30 for Menesini Petroleum, LLC to expand the bulk fuel storage with another 30,000 gallon LP storage tank at 7945 Reno Hwy. (APN 007-251-55). 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 of approval are recommended to be included with 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 site must be constructed and operated in conformance with County Code, including but not limited to:
 - a. A business license must be obtained and maintained
 - b. Any necessary building permits must be obtained prior to construction and/or alterations.
 - c. Landscaping non installed with the previous SUP shall be installed.
 - d. Safety lighting must meet the Lighting Code dark-skies standards.
3. This SUP is limited to construction and operation of the proposed propane tank. Further expansion of the business will require a new SUP.
4. The operation shall conform to NDOT requirements for access onto US Highway 50.
5. The site must be kept tidy and weeds controlled. Outdoor items must be arranged in neat rows or groupings toward the rear of the property.
6. The propane tank must be constructed and maintained in compliance with all federal, state, and local safety measures, including those of the LP Gas Board and Fire Marshal.
7. An emergency response plan shall be developed to the satisfaction of the Fire Marshal to respond to incidents at the site related to the new propane tank.

Application:	Parcel Map	Application #:	PC25-07
Request:	Split property into 2 parcels		
Applicant:	Steven Bell, Bell Land Surveying		
Owner:	Detomasi Family 2023 Revocable Trust		
Site:	2376 Robertson Lane (APN 008-113-16 - soon to be 8-113-80) – 50.28 ac.		
Designations:	Master Plan – Urbanizing // Zoning – A5		

Application History: The applicant previously submitted a Variance request to waive the paving requirements for a future 10-acre lot. The Variance was denied. The applicant has reconfigured the project so the lots will not be less than 20 acres, which allows a gravel road standard. However, this required a boundary line adjustment to set up the property for the proposed parcel map, which is being reviewed at the same time.

Summary: The applicant is requesting a parcel map to split the 50.28 ac property into two lots of 20.14 ac and 30.14 ac. The 50.28 ac lot is a result of a boundary line adjustment that is submitted at the same time as this parcel map and will soon have a new APN. The existing parcel has a home on it that is accessed from Roberson Lane, and will be on 1 of the now lots. The second parcel proposed in the parcel map will be served by Indigo drive, a private road along the south property line, which provides access to Roberson Lane. Meeting road requirements is the primary issue for this permit, and is discussed in detail below.

Criteria Review:

CCC 16.04.040(C) Design Standards: Churchill County has adopted development standards, which shall be complied with in all application submittals.

The proposed development must conform to the County Development Code. Conditions of approval will address specific issues.

- **Setbacks and Easements:** New lot lines will not create setback problems. Necessary easements exist or will be created. This includes extending a powerline easement through the middle of the current property to serve all lots involved in the Boundary Line Adjustment and the Parcel Map. Later development must meet setbacks and avoid applicable easements.
- **Lot size and width:** The A-5 zone has a 5-acre minimum lot size and dimensional requirements. The proposed lots comply with these standards.
- **Access, sewer, and water facilities:** See comments under Criterion 4, below regarding public services and specific road requirements. With the new road and the road easements, both parcels will have access to public roads, as required by County code. Their future development will require fire truck accessible driveways to buildings.
- **Water rights and community development fees:** Community development fees will be due with any home construction on new lots. The exception is that water dedication is required for new lots with the Parcel Map, unless no water rights exist on the property, in which a cash payment-in-lieu in the amount of \$3,276 per lot. The parcel map will need to pay fees for 2 lots before recording unless they have already satisfied the requirement.

CCC 16.12 provides extensive requirements for submitting land division maps. One requirement is to accurately show the traveled way for Indigo Drive and Roberson Lane. Another is to provide utility easements to all properties involved. Staff recommends conditions of approval to address changes for required items.

CCC 16.04.050(A) Conditional Development Approval: The planning director, planning commission or county commissioners are authorized to apply conditions to applications for development. Conditions are employed to development projects to ensure:

1. *Conformity with the master plan.*

The Master Plan designates the area as Urbanizing and is implemented by the A-5 Agriculture zoning district. Most Master Plan policies are not applicable to the issue of a land division. Both **GOAL LU 2** and Policy LU 2.1 discuss compatibility issues that are discussed under criterion 2, below. The application conforms with the Master Plan.

2. *Compatibility with existing adjacent properties and uses.*

The proposal will not significantly change the existing residential use and human activities of the existing site. The project is generally compatible with other existing residential and vacant lands nearby.

3. *Protection of the public health, safety, and general welfare.*

The creation of new lots will not significantly change the existing conditions for public health, safety, and welfare, nor will it overburden police and fire services.

4. *That adequate public facilities and services are available to the development.*

There are no public sewer and water facilities on or near the site. Other public utilities (power and gas) do exist and can serve the proposed lots. Current county practice is for road easements and property lines to include utility easements. The map must comply with the practice. There is a 10' wide Sierra Pacific Power Company (SPPCo) easement that extends from Robertson Lane through the center of the property and ends at the original property line. Staff recommends that a public utility easement be established to cover the line, and extended to serve all properties involved.

The properties south of the project have a 30' road easement abutting the south line. Indigo Dr. was constructed directly against (north of) the south line but does not have an easement at this time. It is approximately 30' wide and gravel, almost meeting County gravel road standard, and will need minor upgrading. The proposed map will add a 60' easement along the south line with Indigo Dr. occupying the south half of the easement, for a total road easement width of 90 feet. This adequately provides legal access for the development.

The primary issue for this project is providing physical road access for the site that meets County standards. The creation of new lots requires frontage on a publicly maintained road, or the construction/upgrading of a road reaching from a publicly maintained road to the new lots. When the new lots are 20 acres or less, the road must be paved. If over 20 acres the road can be gravel. The proposed roads must be built to the County gravel road standard.

The nearest publicly maintained road is the intersection of Dillon Road and Roberson Lane via Indigo Drive. The route needed is 2 segments: 1300+ feet of Roberson Road, and 1600+ feet of Indigo Drive. Indigo Drive is fairly well built and will need minor improvements. Roberson Lane is not built to any standard and will need major improvements.

Roberson Lane extends north from the Dillon Road intersection, but it is more of a dirt road with areas of minimal gravel. There is little to no maintenance on it, so it has large mud holes with drive-around paths on the sides, variable width, washboards that have grown large, etc. Improving the road would need regrading and reshaping to create a crown, provide appropriate width, and provide drain ditches; and then adequate base and surfacing will need to be provided. It appears to have adequate road easements.

Indigo Drive extends from Roberson Lane, eastward through the property. It is recently created as a driveway to a house, and the application describes it as a private road. While it is fairly well built, it does not appear to meet the County gravel road standard. Needed improvements include minor reshaping to

create a crown, adding drain ditches, investigating the bed of the road, and providing any needed surfacing upgrades. The proposed map will provide a 60' road easement.

As required by NRS 278.378, offers to grant easements, and dedicate land to the County must be accepted or rejected along with approval of the map. The motion of approval needs to include these statements.

5. *As a part of the review and analysis of the development request, findings of conformance with the goals and objectives of the code and the master plan must be made in order to recommend approval and impose conditions. The conditions imposed by the staff may be modified by the final decision-making body.*

Based on the above assessment, Findings are provided below.

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 to find that the criteria found in CCC 16.04.040(C) and CCC 16.04.050(A) **HAVE** been met for the parcel map application, and therefore recommend that the Board of County Commissioners:

- (A) **APPROVE** the parcel map for Detomasi Family Irrevocable Trust to divide APN 008-113-16 (soon to be 008-113-80) into 2-lots. This approval is subject to conditions, as listed in the Staff Report.
- (B) ACCEPT the offer to grant easements identified on the maps.
- (C) REJECT offers to dedicate land and improvements.

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

- 1) Changes shall be made for compliance with Churchill County Code, including but not limited to:
 - a) Changes to labels on road easements and improvements shall be made to be consistent with the final decision on offers to grant easements and dedicate land and facilities.
 - b) Changes to the Churchill County Commissioner's Certificate shall be made to be consistent with the final decision on offers to grant easements and dedicate land and facilities.
 - c) Indigo Drive and part of Roberson Lane between Indigo Dr. and Dillon Rd. must be upgraded to meet the county gravel road standard.
 - d) A public utility easement shall be provided to extend the 10' wide SPPCo easement running through the center of the property to serve all lots involved in the boundary line adjustment and parcel map.
 - e) The Roberson Lane and Indigo Dr. traveled ways shall be shown.
 - f) Water right requirements must be met prior to recording the map.
- 2) Any final changes required by the County Surveyor shall be made prior to recording, including but not limited to Any typographic and map errors shall be corrected.
 - a) Provide notations to distinguish between found and set monuments.

<u>Consent Agenda:</u>

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
September 10, 2025**

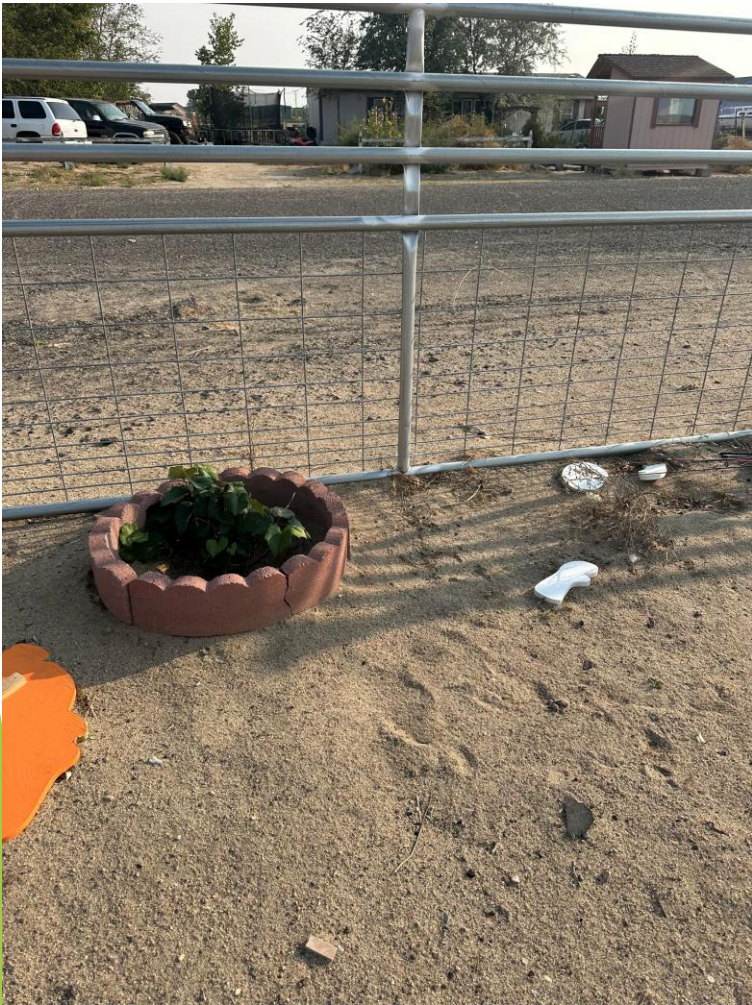
Moran / Sierra Nevada Gates & Panels, SUP Annual Review
8920 Ara Ln, APN 007-151-85











Frey / Churchill Vineyards, SUP Review
1045 Dodge Ln, APN 006-092-02





80x120

Future Barrel House H (Same as F and G)

Barrel House G

Barrel House E

PROPOSED 20'x50' DISTILLERY ADDITION

Distillery

EXISTING GRAIN STORAGE BUILDING

Barrel House F

Existing Bottling Room

Existing Malt Room

Existing Dry Good Storage

Existing Farm Shop

100'

100'

40-50'

Brimm, SUP Review, 14066 Carson Hwy, APN 007-071-47



007-071-47



Tactical Cleaning Acquisition, Track Extension Request for Existing SUP 17127 Inland Port Dr, APN 009-251-77



Site Location

TCA Fernley Transloading Facility
17127 Inland Port Drive
Fernley, NV 89408
39.57428, -119.08723

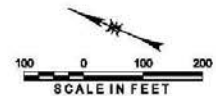
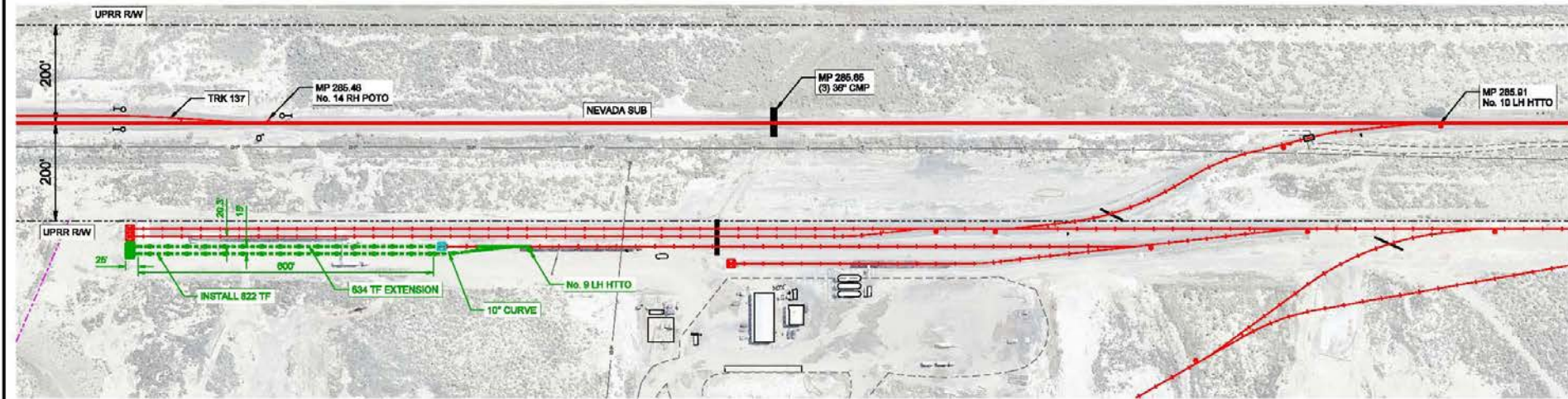


BEAR CREEK CONSULTANTS

1320 E 9th St, Suite 2
Edmond, OK 73034

FIGURE 2
Plot Plan
January 6, 2025

FERNLEY BUSINESS PARK - DARWIN, NV



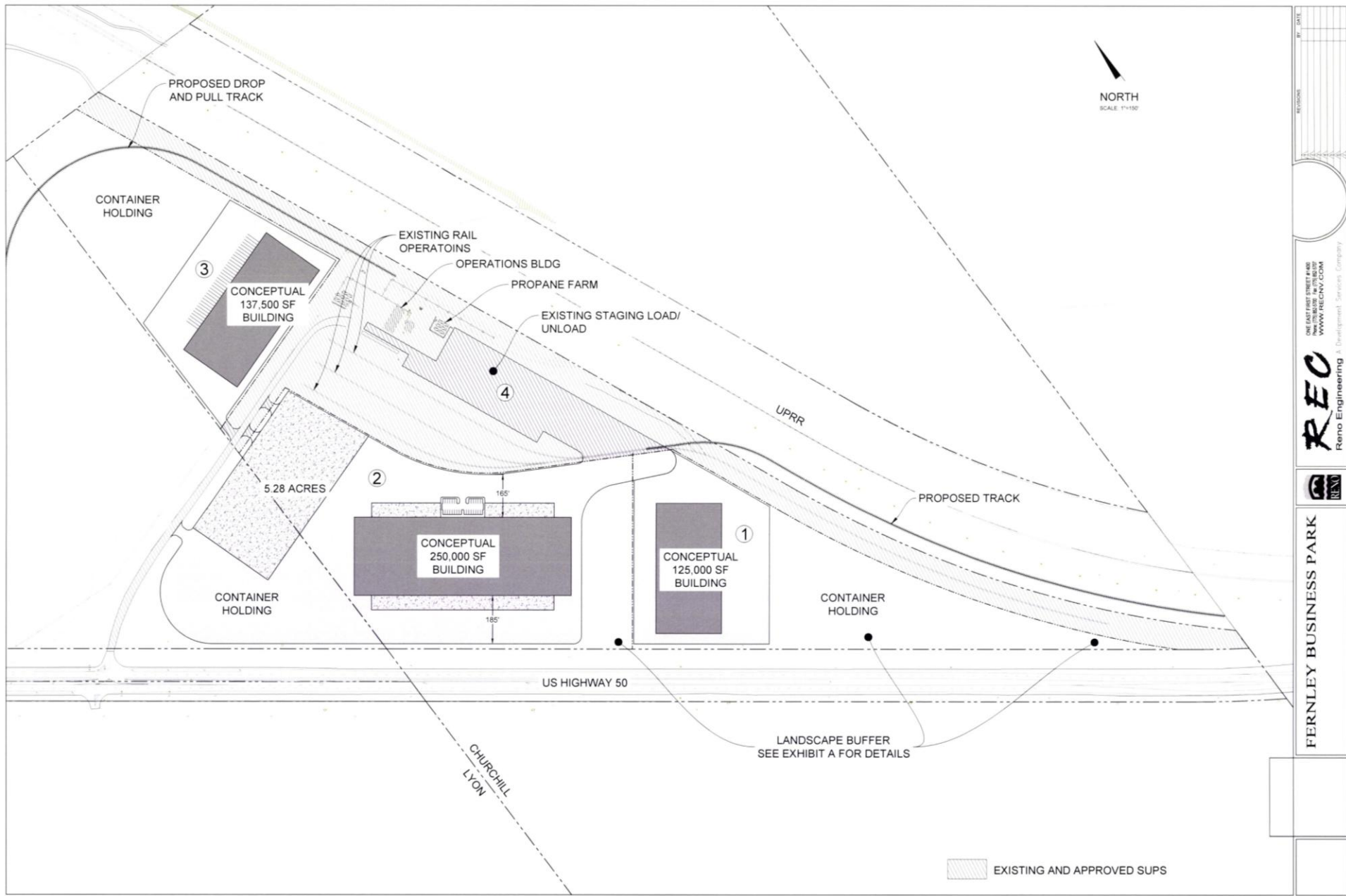
PRELIMINARY
NOT FOR CONSTRUCTION

EXIST. IND. TRACK	EXIST. UPRR TRACK	HAND THROW TURNOUT
PROP. IND. TRACK	PROP. UPRR TRACK	POWER TURNOUT
REMOVE IND. TRACK	REMOVE UPRR TRACK	POWER DERAIL
SHIFT IND. TRACK	SHIFT UPRR TRACK	HAND THROW DERAIL
FUTURE IND. TRACK	EXIST. UPRR ROW LINE	POINT OF CURVE
OTHER IND. TRACK		

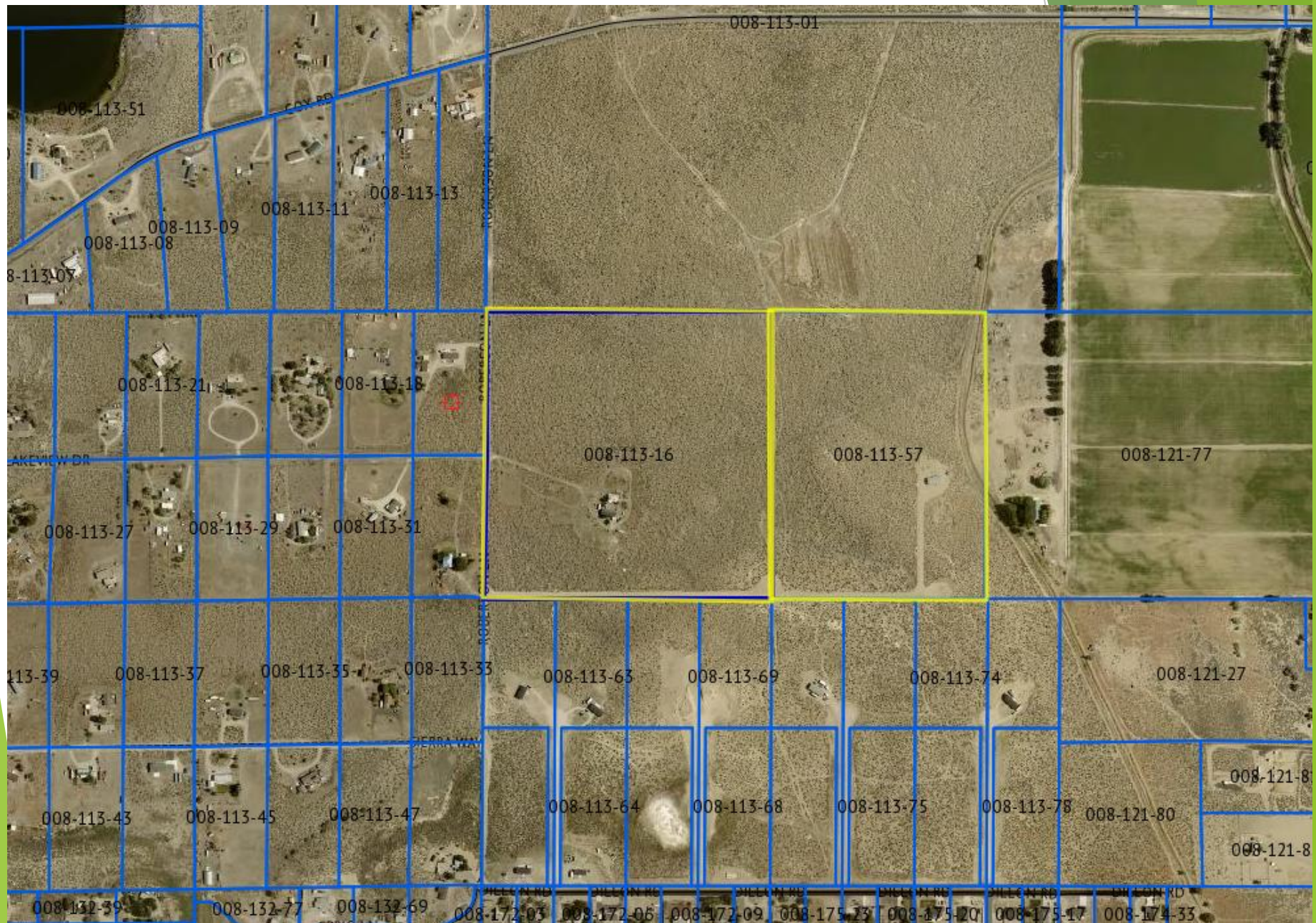
MOUNTAIN STATES CONTRACTING
www.mscny.com



DRAWN BY: SM CHECKED BY: JLV DATE: 8/19/2025 SHEET NUMBER: 1 of 1	UNION PACIFIC RAILROAD LOCATION & DESCRIPTION: DARWIN - NEVADA SUB, MP 285.91 LYON COUNTY DARWIN, NV	FOR USE IN AGREEMENT WITH: FERNLEY BUSINESS PARK SHEET TITLE: TRACK PLAN
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Detomasi Workman, Parcel Map, 2376 Roberson Ln, APN 008-113-16



APN 8 - 113 - 01 B.L.M.

PARCEL A
50.28 ACRES +/-
NW/R

PARCEL 3
20.19 ACRES +/-
NW/R

5505 COX ROAD

APN 8 - 121 - 77

WADE & DEBORAH WORKMAN

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE NEVADA STATE PLANE WEST ZONE FROM GPS OBSERVATIONS AND IS SHOWN AS S89°46'12"E ON THE SOUTH LINE OF 1/12 OF THE SW 1/4 OF SECTION 17. GROUND COORDINATES AND DISTANCES ARE SHOWN USING A COMBINED SF OF 1:100,000.

REFERENCES

- R1 = ROSS & FOR WORKMAN BY EMERY, DOCUMENT 318385, DATED 12/4/1998
- R2 = 60 FOOT ROAD EASEMENT, DOCUMENT 287723, DATED 2/1/1995
- R3 = U.S. LAND PATENT, DOCUMENT NO. 128446, DATED 2/8/1972
- R4 = PARCEL MAPS 1 THROUGH 7 FOR NEV DEV LLC BY BELL, DOCUMENTS 499085-499070 DATED 11/17/2022
- R5 = PARCEL MAP FOR ERNST BY COOPER, DOCUMENT NO. 150298, DATED 3/8/1977

LEGEND

- 1/4 CORNER AS DESCRIBED
- 1/16 CORNER AS DESCRIBED
- SET 5/8" REBAR AND PLS 11420 YELLOW CAP
- FOUND MONUMENT AS DESCRIBED
- CALCULATED POINT, NOTHING SET

(R1 =) RECORD MEASUREMENT PER REFERENCE

OWNERS

DETOMASI FAMILY TRUST
VICKIE DETOMASI
4085 SODA LAKE ROAD
FALLON, NV 89406

SITE 2376 ROBERSON LANE
APN: 8 - 113 - 16

ZONE: A - 10
TOTAL AREA: 70.47 ACRES +/-

VICKIE DETOMASI, ET AL
4085 SODA LAKE ROAD
FALLON, NV 89406

SITE: COX ROAD
APN: 8 - 113 - 57

TCD I.D. # 25 - 009

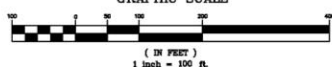
Record of Survey in Support of A Boundary Line Adjustment for
VICKIE DETOMASI, EDMOND WORKMAN & NEAL WORKMAN
& THE DETOMASI FAMILY 2023 REVOCABLE TRUST
PARCEL 2 OF DOCUMENT 318385 & DOC. 501106,
LOCATED WITHIN A PORTION OF THE SW 1/4 OF SECTION
17, TOWNSHIP 19 NORTH, RANGE 28 EAST M.D.B. & M.
CHURCHILL COUNTY NEVADA



Bell Land Surveying
1001 1/2 Moore Way
Hendee, Nevada 89019
1/7/21 24C-30/9 FALLON 1/75-423-8/01
Email: STEVEN@BELLVAHOD.COM

2
OF 2

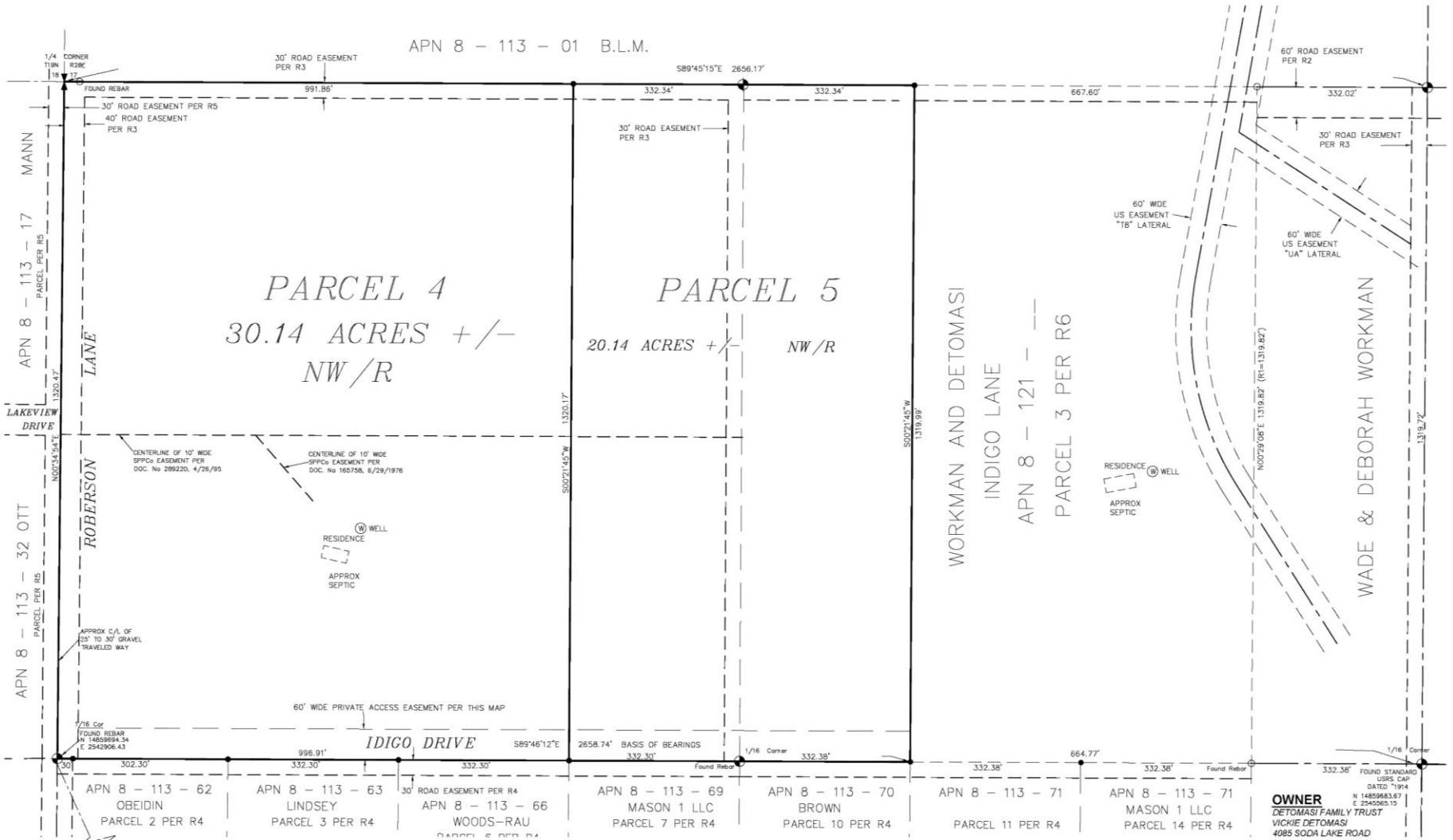
GRAPHIC SCALE



Bell Land Surveying

NOTE:
IN ACCORDANCE WITH NRS 247 AND 236, TO OBTAIN AN OFFICIAL
COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

APN 8 - 113 - 01 B.L.M.



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE NEVADA STATE PLANE WEST ZONE FROM GPS OBSERVATIONS AND IS SHOWN AS S89°46'12"E ON THE SOUTH LINE OF 1/4 OF THE SW 1/4 OF SECTION 17. GROUND COORDINATES AND DISTANCES ARE SHOWN USING A COMBINED SF OF 1,000,283

REFERENCES

- R1 = RECORD FOR WORKMAN BY EMERY, DOCUMENT 318385, DATED 12/4/1998
 R2 = 60 FOOT ROAD EASEMENT, DOCUMENT 287723, DATED 3/1/1995
 R3 = U.S. LAND PATENT, DOCUMENT No's 128446 AND 128447, DATED 2/8/1972
 R4 = PARCEL MAPS 1 THROUGH 7 FOR NEW DEV LLC BY BELL, DOCUMENTS 490065-490070 DATED 11/17/2022
 R5 = PARCEL MAP FOR ERNST BY COOPER, DOCUMENT NO. 150299, DATED 3/8/1977
 R6 = RECORD FOR DETOMASI & WORKMAN BY BELL, DOCUMENT _____, DATED _____

LEGEND

- 1/4 CORNER AS DESCRIBED
 1/16 CORNER AS DESCRIBED
 SET 5/8" REBAR AND PLAS 11/40 YELLOW CAP
 FOUND MONUMENT AS DESCRIBED
 CALCULATED POINT, NOTHING SET
 (R1 =) RECORD MEASUREMENT PER REFERENCE

EASEMENTS FOR UTILITY AND VIDEO SERVICES

TO WIDE ALONG LOT LINES THAT COINCIDE WITH THE EXTERIOR BOUNDARY OF THIS LAND DIVISION EXCEPT WHERE THE BOUNDARY IS FRONTED BY A ROAD 5' WIDE ALONG INTERIOR LOT LINES, EXCEPT WHERE THE BOUNDARY IS FRONTED BY A ROAD 7.5' WIDE MEASURED FROM THE EDGE OF ROAD EASEMENTS OR RIGHTS-OF-WAY.

ALL EASEMENTS ARE ESTABLISHED AS INDICATED EXCEPT WHERE SUCH EASEMENT OVERLAYS AN EXISTING PUBLICLY MAINTAINED IRRIGATION OR DRAINAGE EASEMENT. IN SUCH CASE THE APPROPRIATE UTILITY EASEMENT SHALL LIE PARALLEL TO AND CONTIGUOUS WITH THE EXISTING EASEMENT.

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS. AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY. PUBLIC UTILITY EASEMENTS INCLUDE C&V.

NOTE

IN ACCORDANCE WITH NRS 247 AND 238, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER

TCID I.D. # 25-010

PARCEL MAP FOR THE
DETOMASI FAMILY 2023 REVOCABLE TRUST
 PARCEL A OF DOCUMENT _____, LOCATED WITHIN
 A PORTION OF THE SW 1/4 OF SECTION 17,
 TOWNSHIP 19 NORTH, RANGE 28 EAST M.D.B. & M.
 CHURCHILL COUNTY NEVADA

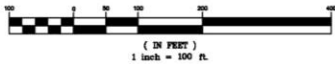


Bell Land Surveying
 1301 Timorah Way
 Reno, Nevada 89519
 (775) 240-3279 FAX (775) 243-8701
 Email: info@belllandsurveying.com

2
 OF 2

FALLON NDOT VRS STATION
 NEVADA WEST ZONE (2703)
 STATE PLANE GRID COORDS
 N 14840563.40
 E 2573739.66
 GROUND SF 1,000,283
 N 14844763.22
 E 2574468.07

GRAPHIC SCALE



Garland / Stampede Roll Off Rentals, SUP
7300 Reno Hwy, APN 007-251-71

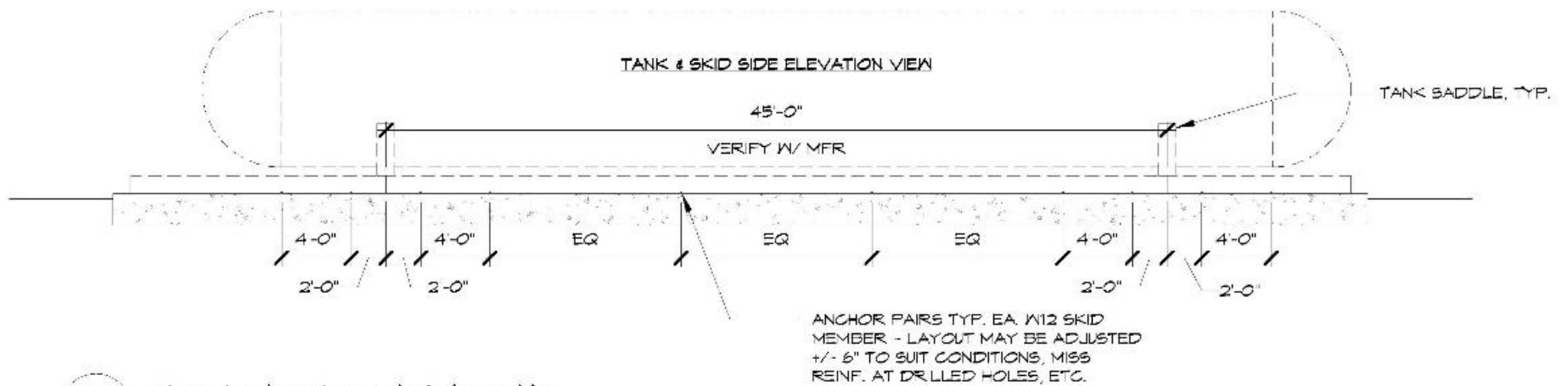




Menesini Petroleum, SUP, 7945 Reno Hwy, APN 007-271-55

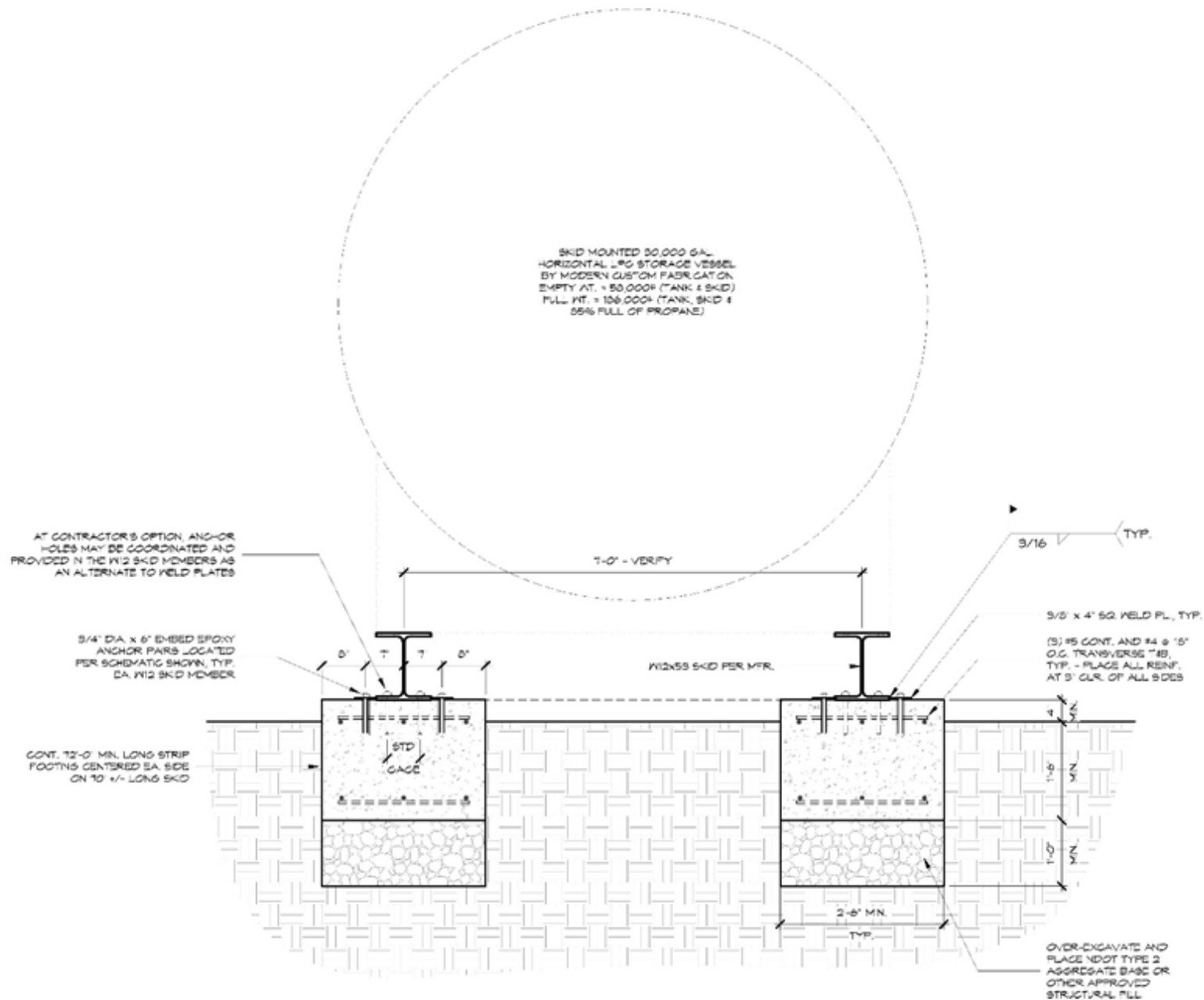


APN:	007-271-55
ADDRESS:	7945 RENO HWY FALLON, NV 89406
AREA:	±3.28 ACRES
ZONING:	C2 - GENERAL COMMERCIAL



2

Typ. Anchor Layout Schematic
1/8" = 1'-0"



1

Typ. Foundation Section
3/4" = 1'-0"



Consent Agenda

Churchill County Planning Department
155 N. Taylor St. #194
Fallon, NV 89406

Dear Churchill County Planning Department:

I am writing this letter to request a review of Special Use Permit issued to Sierra Nevada Gates and Panels on APN 007-151-85. This Special Use Permit was approved by your board members on September 13th, 2023. Since then, there have been notable violations of the conditions you set forth that should be brought to your attention.

Per the Meeting Minutes dated 09-13-23, the following conditions were required by the business owner.

3. The fabrication business is limited to the following operation limits:

a. No employees are authorized other than people living in the on-site home. This condition is not being met. The owner has employees coming in and out during business hours.

b. No customers are allowed at the site. Finished products must be delivered to customers off-site. This condition is also not being met. There are customers coming and going throughout the day and are allowed to browse and purchase inventory that is being stored outside.

d. All fabrication activity (pipe bending, welding, assembly of pieces, etc.) must take place in the shop building with the doors closed. This condition is not being met. The business owner and employees are working with the doors open. Painting is also being done outside of the fabrication building. This is visible by neighbors and from the road.

e. If these limits are exceeded, the business should be moved to a suitable commercial location.

6. The facility must comply with the Building Code, including but not limited to:

a. ADA accessible parking spaces, entries and restrooms. This condition is not being met. There are not adequate ADA accommodations at the location.

Per the meeting minutes, this Special Use Permit is subject to reviews on an annual basis. Since several violations to your conditions are being made, it would be in our community's best interest to have this business operating out of a more appropriate and suitable commercial location.

Chair Blakey then asked Director Spross to go over the recommended conditions, and further added that on condition 2 legal counsel would like to add at the end “or until a variance has been obtained”.

Director Spross restated that the staff recommends approval of this permit with the following conditions, which are in the staff report and a copy sent to the applicant prior to the meeting:

1. *This permit is limited to operation by Antonio Romero only. It may not be transferred to another person or a different location.*
2. *The business may not operate until the friction zone standards are met for the home to the west, or a variance has been applied for and approved by the Planning Commission.*
3. *The fabrication business is limited to the following operation limits:*
 - a. *No employees are authorized other than people living in the on-site home.*
 - b. *No customers are allowed at the site. Finished products must be delivered to customers off-site.*
 - c. *Hours of operation are limited to Monday through Friday, 8am – 5pm.*
 - d. *All fabrication activity (pipe bending, welding, assembly of pieces, etc.) must take place in the shop building with the doors closed.*
 - e. *If these limits are exceeded, the business should be moved to a suitable commercial location.*
4. *This permit is subject to review by the Planning Commission in 1-year for compliance with conditions of approval and code requirements. Thereafter, reviews shall be conducted annually from the date of approval until such time as the Planning Commission deems that they are not needed.*
5. *The facility must comply with Churchill County Code, including but not limited to:*
 - a. *Screening the outside material storage area.*
 - b. *Installation of gravel or other acceptable dust control on vehicular parking and driving surfaces.*
 - c. *Providing 6 parking spaces.*
 - d. *Installation of access aprons at driveway connection points on Ara Lane, as deemed necessary by the Road Supervisor.*
6. *The facility must comply with the Building Code, including but not limited to:*
 - a. *ADA accessible parking spaces, entries and restrooms, as deemed necessary by the Building Official.*
 - b. *Conversion of the residence to commercial use, as deemed necessary by the Building Official.*
 - c. *Conversion of the fabrication shop to commercial use, as deemed necessary by the Building Official.*
 - d. *Upgrading the septic system, as deemed necessary by the Building Official.*
7. *On-site driving surfaces shall be graveled.*
8. *Operations of shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.*

Dean Patterson emphasized the need for the applicant to apply for the variance that will be required for the friction zone requirement regarding the residence that is near the location of the shop. They need to request to have the required distance reduced so that they can operate the business. Chair Blakey verified that they understand these conditions and didn't have any questions, and the applicants understood.

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

Member Bunyard, 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) for a Special Use Permit for a fabrication business, as described in the Staff Report. Member Nelson seconded the motion and the decision carried by unanimous vote.

Member Goings inquired of legal counsel if they need to state the additional requirement added to Condition 2 for obtaining a variance into the motion. Joe Sanford, DDA-Civil, remarked that he can just add it to the motion that it is subject to the conditions as presented today, at this meeting.

Member Goings, based on the previously adopted findings made for this project, moved to approve the Special Use Permit application for Antonio Romero of Sierra Nevada Gates and Panels to authorize a Fabrication business on APN 007-151-85. This approval is subject to conditions, as listed in the staff report and as stated at this meeting. Member Diehl seconded the motion and the decision carried by unanimous vote.

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

- E. Consideration and possible action re: A special use permit for a private educational facility filed by Fallon Homeschooling Co-op DBA Veritas for property located at 665 Sheckler Road, Assessor's Parcel Number 006-191-22, consisting of 5.0 acres in the A-5 zoning district. The applicant proposes to establish and operate a private school for Kindergarten through Eighth grade at this facility.

Brook Allen, 4050 Santa Fe Drive, and Mike Rosario, 1908 Albert Street, were available to speak regarding this application.

Director Spross summarized the application for a private educational facility to be collocated on the site of the Grace Bible Church. This is the same location where Logos Christian Academy was previously. That school took some of the portable buildings that it used for classrooms. At the time of the last special use permit granted to Logos Christian Academy, they had a student body of approximately 60 students. The Veritas application stated that the previous school had 115 students when they moved. Veritas anticipates starting with over 50 students and 7 teachers. Standard school days and hours are anticipated. Very little will change compared to the previous operation for Logos, other than being of a smaller scale. Though it is possible that the operation could grow to a similar size. He noted the site plan for layout, descriptions of uses, and so forth. Director Spross went over the findings that are required to be met in order to approve the permit as outlined in the staff report. Staff has determined that the application meets the findings or can meet them with the recommended conditions. He read the response that was received from the Building Department, the response from the Nevada Department of Transportation (NDOT), and then read a portion of the responses from Nevada Division of Environmental Protection (NDEP) Bureau of Safe Drinking Water. NDEP stated that the previous school had a water treatment system installed to treat Arsenic, Iron and Manganese. The treatment systems were purchased by the previous school, and when they left, this system was taken with them. The Bureau of Safe Drinking Water last heard that the church was looking for a

Diane Moyle

From: Dean Patterson
Sent: Wednesday, August 27, 2025 1:58 PM
To: Randy Hines; Diane Moyle; Amos Akena
Subject: RE: Sierra Nevada Gates & Panels, 8920 Ara Ln, APN 007-151-85, Public Request for Review of SUP

Amos and I went by the site two times, and nobody was home. We then met with Antonio and I informed him of the conditions and the complaints. He still says (like last time) that he has no employees, he does get customers because he does not want to turn them away and he sells things to them and they take them. I brought up the landscaping, paved approach, working in the shop with doors closed, and the ADA requirements for employees and visitors.

Please note address and direct phone changes

Dean Patterson, Senior Planner

Churchill County Public Works, Planning, & Building

Off. 775-423-7627 || Dir. 775-710-3390 || dean.patterson@churchillcountynv.gov
270 S. Maine St., Suite A, Fallon NV 89406

From: Randy Hines <Randy.Hines@churchillcountynv.gov>
Sent: Tuesday, August 12, 2025 9:26 AM
To: Diane Moyle <diane.moyle@churchillcountynv.gov>; Dean Patterson <dean.patterson@churchillcountynv.gov>; Amos Akena <amos.akena@churchillcountynv.gov>
Subject: RE: Sierra Nevada Gates & Panels, 8920 Ara Ln, APN 007-151-85, Public Request for Review of SUP

Dean,

It may be a good idea to do a site visit prior to the meeting.

Randy Hines

Director, Public Works, Planning & Building

Churchill County, Nevada
270 S. Maine Street, Suite A
Fallon, NV 89406-2754

O: (775) 423-7627

F: (775) 428-0259

Randy.Hines@churchillcountynv.gov

New website URL:

www.churchillcountynv.gov



From: Diane Moyle <diane.moyle@churchillcountynv.gov>
Sent: Tuesday, August 12, 2025 8:47 AM
To: Randy Hines <Randy.Hines@churchillcountynv.gov>; Dean Patterson <dean.patterson@churchillcountynv.gov>; Amos Akena <amos.akena@churchillcountynv.gov>

Subject: Sierra Nevada Gates & Panels, 8920 Ara Ln, APN 007-151-85, Public Request for Review of SUP
Importance: High

Attached is a copy of a request we received today from someone in the public to do a review of the SUP granted for Sierra Nevada Gates & Panels, 8920 Ara Lane, APN 007-151-85, due to “notable violations” of the conditions set forth in the NOFA. The annual review was already scheduled for the September 10, 2025 PC meeting, so we probably just need to address the concerns brought up in this letter at that review.

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

Churchill County is an equal opportunity employer and provider.

Sierra Nevada Gates and Panels Special Use Permit

5. The facility must comply with Churchill County Code, including but not limited to:

d. Installation of access aprons at driveway connection points on Ara Lane, as deemed necessary by the road supervisor

We went to their office, but road supervisor Gary Fowkes was not in the office. We left him a message to contact us, but we have not gotten a response. As soon as we are contacted, we can start the process of those connection points. We will continue to reach out.

6. The facility must comply with the Building Code, including but not limited to:

ADA accessible parking spaces, entries and restrooms, as deemed necessary by the Building Official

There was the question of parking spaces due to customers not being allowed on site. After speaking to Dean, he has stated that if there are no customers then we don't need parking spaces or restrooms. If we add parking spaces and accessible restrooms can we be customer facing?

7. All driving surfaces have been graveled, with the exception of the front of the home. Material trucks do not drive there when they come to drop off, but if we need to add gravel there, we are willing to add it.



JOE LOMBARDO
Governor

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

TRACY LARKIN THOMASON, P.E.
Director

August 25, 2025

Churchill County Planning Division
155 Taylor St, Suite 194
Fallon, NV 89406
Attention: Amos Akena

SENT VIA ELECTRONIC MAIL

RE: Garland Stampede Rentals

Dear Mr. Akena,

Nevada Department of Transportation (NDOT) District II staff has reviewed the application received via e-mail on August 18th, 2025, and provides comments accordingly.

Garland Stampede Rentals Plan Description – A request has been made to acquire a Special Use Permit (SUP) to convert a Single Family Residential (SFR) to a commercial rental yard that houses two containers, one truck and one trailer.

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.
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:

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

Ragtown Real Estate

7450 Reno Hwy
Fallon, NV 89406
Aug 27, 2025

To:

Taggert Garland

Subject: Access Permission via 7450 Reno Hwy Property

Dear Taggert,

This letter confirms that **Ragtown Real Estate and Out West Buildings** grants you permission to use the property located at **7450 Reno Hwy, Fallon, NV** for the purpose of accessing your roll-off dumpster equipment storage area at **7300 Reno Hwy, Fallon, NV**.

This access is being provided under the following understandings:

- Access is limited to activities directly related to your storage and operation of equipment at 7300 Reno Hwy.
- You are responsible for any damage that may occur as a result of your use of the property.
- Ragtown Real Estate assumes no liability for your vehicles, equipment, or personnel while on the property.
- This permission may be withdrawn at any time with written notice.

We appreciate your cooperation and trust that you will exercise care and respect in your use of the property.

Sincerely,

Irvin Plank

Ragtown Real Estate

Diane Moyle

From: Jera Reidenbach
Sent: Friday, August 22, 2025 3:58 PM
To: Amos Akena; FM@fallonfire.org
Cc: Dean Patterson; Diane Moyle; Randy Hines
Subject: RE: Churchill County Planning Commission - September 10, 2025 - Menesini Special Use Permit Application

Hello,

The building permit is required for the anchorage of the tank. Nonresidential construction projects are required to have an appropriately licensed contractor oversee all work performed pursuant to NRS 624.

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: Amos Akena <amos.akena@churchillcountynv.gov>

Sent: Monday, August 18, 2025 4:20 PM

To: Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>; FM@fallonfire.org

Cc: Dean Patterson <dean.patterson@churchillcountynv.gov>; Diane Moyle <diane.moyle@churchillcountynv.gov>;

Randy Hines <Randy.Hines@churchillcountynv.gov>

Subject: RE: Churchill County Planning Commission - September 10, 2025 - Menesini Special Use Permit Application

Sorry about that! Their response to questions 1-5 (assuming that's what you meant) came a separate attachment. I have that attached.

Best,

Amos Akena, Planning Technician

Churchill County Public Works, Planning & Building

Email: amos.akena@churchillcountynv.gov

Phone: 775-399-6796
270 S. Maine St, Fallon, Nevada, 89406

From: Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>

Sent: Monday, August 18, 2025 3:47 PM

To: Amos Akena <amos.akena@churchillcountynv.gov>; FM@fallonfire.org

Cc: Dean Patterson <dean.patterson@churchillcountynv.gov>; Diane Moyle <diane.moyle@churchillcountynv.gov>;

Randy Hines <Randy.Hines@churchillcountynv.gov>

Subject: RE: Churchill County Planning Commission - September 10, 2025 - Menesini Special Use Permit Application

Hi Amos,

We are missing some pages in the attachment. Can you please send?

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: Amos Akena <amos.akena@churchillcountynv.gov>

Sent: Monday, August 18, 2025 11:33 AM

To: lborst@ndep.nv.gov; ndepairadmins@ndep.nv.gov; Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>;

FM@fallonfire.org; jgraham@dot.nv.gov; D2Traffic@dot.nv.gov

Cc: Dean Patterson <dean.patterson@churchillcountynv.gov>; Diane Moyle <diane.moyle@churchillcountynv.gov>;

Randy Hines <Randy.Hines@churchillcountynv.gov>

Subject: Churchill County Planning Commission - September 10, 2025 - Menesini Special Use Permit Application

Attached is a copy of an application that will be on the agenda for the September 10th, 2025, Planning Commission meeting. Please send comments to Dean Patterson, Diane Moyle, and me by August 25th to be included with the packet for the commissioners to consider while making a decision.

Thank you,

Amos Akena, Planning Technician

Churchill County Public Works, Planning & Building

Email: amos.akena@churchillcountynv.gov

Dicalite Management Group, Inc.

1001 Conshohocken State Road, Ste. 1-500

West Conshohocken, PA 19428

www.dicalite.com

August 27, 2025

CC Planning Commission

270 S. Maine St, Suite A

Fallon NV. 89406

Dear Churchill County Planning Commission,

My name is Bradley Bergman, and I am the plant manager at Dicaperl Minerals LLC. My business is located at 7525 Rockwood Place, Fallon, Nevada. At Dicaperl we expand perlite through furnaces which we use roughly 8000 DTH per month of natural gas. The furnaces run 24 hours a day, beginning on Monday and typically run through Friday. The temperature that the furnaces run at is roughly 1700 degrees Fahrenheit.

There are several concerns that arise from an above ground tank farm being installed this close to our business. The primary concern is that above ground propane tanks use safety relief valves to relieve pressure within the vessel. This bleed off dissipates propane gas out its valve to relieve the pressure within. Although propane is a gas, it does weigh more than air and will hover closer to the ground and pool in lower elevated areas like water.

The location of the proposed special use permit is located roughly 400 yards from our building and is located West-Southwest (WSW) of our production floor. This leaves only a highway, an open desert, and an elevated railroad track between the two sites.

If this special use permit is allowed our concerns will come from the wind. The wind typically blows from the direction of West-Southwest (WSW) in Fallon, NV. Current wind speeds vary between 2.2 and 22.3 mph, with gusts up to 29 mph. This will have the wind blowing any of the relief valve propane directly at our building.

As this occurs, there is a higher chance that our furnaces may cause a fire or explosion if the gas pools in a large enough quantity. As mentioned above, our furnaces run roughly 1700 degrees Fahrenheit, which is way above the ignition point of the propane at 920 degrees Fahrenheit.

Dicalite Management Group, Inc.

1001 Conshohocken State Road, Ste. 1-500
West Conshohocken, PA 19428
www.dicalite.com

Overall, if the special permit is allowed, it increases safety concerns for my employees. Anytime the wind blows, the potential for propane gas in the air from the relief valves, is a safety concern to our staff and facility.

Below is a map of the proposed special permit site compared to our building. As seen on google maps. The measuring distance is 1219 feet building to building.



I look forward to seeing the response to our safety concerns.

Bradley Bergman

Sr. Plant Manager- Fallon & Basalt, NV

Dicalite Management Group, Inc.

7525 Rockwood Pl.

Fallon, NV 89406

P: 775-867-8515

bbergman@dicaperl.com www.dicalite.com

DicaLITE

SP Specialty Vermiculite

DicaPERL

From: [Blake Houston](#)
To: [Diane Moyle](#)
Cc: [Jim Menesini](#); [Eric Anderson](#); [Randy Hines](#); [Dean Patterson](#); [Amos Akena](#)
Subject: RE: September 10, 2025 Planning Commission SUP Application
Date: Friday, September 05, 2025 11:44:09 AM
Attachments: [image001.png](#)
[nvlpgasboard_20250905_094229.pdf](#)

Caution: This email originated from outside of the Churchill County organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department.

Hi Diane,

We'd like to include a letter for the record from Rick Drake, Chief Inspector for the Nevada LP Gas Board, in response to the response you guys received from Dicalite regarding the SUP application we are applying for.

Please let me know if you have any questions.

Sincerely,

Blake Houston
Controller

Jim Menesini Petroleum, LLC.
P.O. Box 817
Yerington, NV 89447

Direct: 775-505-6184 | **Cell:** 702-449-8176 | **Fax:** 775-463-3076



From: Jim Menesini <jim.76petroleum@gmail.com>
Sent: Thursday, September 4, 2025 3:34 PM
To: Blake Houston <bhouston@JimMenesiniPetro.com>
Subject: Fwd: September 10, 2025 Planning Commission SUP Application

Jim Menesini
Owner

[Jim Menesini Petroleum](#)
Cell: 775-530-0009 | **Office:** 775-463-2076 | **Fax:** 775-463-3076



----- Forwarded message -----

From: **Diane Moyle** <diane.moyle@churchillcountynv.gov>

Date: Thu, Sep 4, 2025, 3:30 PM

Subject: September 10, 2025 Planning Commission SUP Application

To: eric@bighornconsulting.net <eric@bighornconsulting.net>,

jim.76petroleum@gmail.com <jim.76petroleum@gmail.com>

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

<dean.patterson@churchillcountynv.gov>, Amos Akena

<amos.akena@churchillcountynv.gov>

Attached are the letters, staff report, agenda, and response we received regarding the application that we are sending to you in the mail.

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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STATE OF NEVADA
BOARD FOR THE REGULATION OF LIQUEFIED PETROLEUM GAS



Churchill County Planning Commission,

Mr. Menesini has asked me to address the concerns expressed by the management of the Dicalite Management Group.

The Nevada LP-Gas Board granted Jim Menesini Petroleum a Class 1 license to operate his bulk propane facility at 7945 Reno Hwy in Fallon on July 17, 2020, and he currently has one 30,000-gallon container installed that is inspected annually for compliance.

NFPA 58 requires that a Fire Safety Analysis (FSA) be done for installations over 4000 gallons (2024 Edition -6.30.3.2) in which all areas of concern are addressed, and this would determine whether any additional or special protection is required beyond the standard Fire Department response in case of emergency. Based on the location of the bulk plant and the Dicapert Minerals plant no additional protection was required to install the initial 30,000-gallon container in 2020, and I would not expect the revised FSA to change.

Relief valves only discharge vapor when the pressure inside the container exceeds 250 psi. This would happen if the container was on fire, NFPA 58 has required several redundant safety features to prevent this from occurring. Internal valves with thermal protection close in case of fire, preventing propane vapor being released into the atmosphere.

Should you have any questions regarding the installation of an additional container, please feel free to contact me directly.

Rick Drake - Chief Inspector

Nevada LP-Gas Board

(Office) 775-687-4890 ext. 202 or (Mobile) 775-720-9295

Email address – rdrake@nvlpgasboard.com