



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

270 S. Maine Street, Suite A

Fallon, Nevada 89406

(775) 423-7627

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******NOTICE OF PUBLIC MEETING******

AGENDA

PLEASE POST

PLACE OF MEETING: Churchill County Administrative Building, Commission Chambers,
155 North Taylor Street, Fallon, Nevada

DATE & TIME: December 10, 2025 at 6:00 PM

TYPE OF MEETING: Regularly Scheduled Planning Commission Meeting

Live Webcasting:

<https://www.youtube.com/@churchillcounty/streams>

If you wish to make public comment, you may make them in person at the meeting or via e-mail, no later than 4:30 PM the day before the meeting, to: planning-admin@churchillcountynv.gov and planning@churchillcountynv.gov.

Notes:

- I. These meetings are subject to the provisions of Nevada Open Meeting Law (NRS Chapter 241). Except as otherwise provided for by law, these meetings are open and public.***
- II. Action will be taken on all Agenda items, unless otherwise noted.***
- III. The Agenda is a tentative schedule. The Planning Commission may act upon Agenda items in a different order than is stated in this notice – so as to affect the people's business in the most efficient manner possible.***
- IV. In the interest of time, the Planning Commission reserves the right to impose uniform time limits upon matters devoted to public comment.***
- V. Any statement made by a member of the Planning Commission during the public meeting is absolutely privileged.***
- VI. All persons participating in the meetings are put on notice that an audio and video recording is made of these meetings.***

AGENDA:

- 1. Call to Order.**
- 2. Pledge of Allegiance.**
- 3. Public Comment.**
- 4. Verification of the Posting of the Agenda.**
- 5. Consideration and possible action re: Approval of Agenda as submitted or revised.**

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

7. Consideration and possible action re: Approval of Minutes of the meeting held on:

A. November 12, 2025 Public Hearing

8. Old Business.

- A. Consideration and possible action re: Review of a special use permit, SUP1091, for a multi-tenant business complex previously granted to Rigoberto Uribe & Maria Herrera of Desert Properties R.U.S. on June 12, 2024. The property is located at 5070 Reno Highway, Assessor's Parcel Number 008-531-90. A condition for approval was annual review until the Planning Commission determines it is no longer necessary. *The Planning Commission at their June 11, 2025 meeting recommended another review in six months to review progress toward meeting the rest of the conditions that had not been met.*
- B. Consideration and possible action re: Review of a special use permit, SUP1105, previously granted to Shalena Hoisington on November 13, 2024 for a home based horse boarding operation. The property is located at 425 Bench Road, Assessor's Parcel Number 007-111-50. This is a follow up on enacting this permit to ensure compliance with all of the conditions for approval. *This item was tabled at the November 12, 2025 Planning Commission meeting to give the applicant another opportunity to attend the meeting.*
- C. Consideration and possible action re: Request for renewal of temporary use permit, TUP384, previously granted to Keary Basford on August 12, 2020 for temporary quarters while constructing the primary dwelling. The property is located at 895 Howard Place, Assessor's Parcel Number 007-851-19.

9. New Business:

- A. Consideration and possible action re: A parcel map application, PC25-13, filed by Bart Hiatt. The property is located on Boundary Road, Assessor's Parcel Number 009-071-27, consisting of 66.54 acres in the A-10 zoning district. This parcel map will implement a previously approved tentative parceling plan. The applicant proposes to create three lots and a remaining lot that will be divided further by a subsequent parcel map. *This item was postponed from the November 12, 2025 meeting.*
- B. Consideration and possible action re: A parcel map application, PC25-14, filed by Bart Hiatt. The property is located on Boundary Road, Assessor's Parcel Number 009-071-27, consisting of the remainder of 33.25 acres in the A-10 zoning district. This parcel map will implement a previously approved tentative parceling plan. The applicant proposes to divide the parcel into three lots. *This item was postponed from the November 12, 2025 meeting.*
- C. Consideration and possible action re: A parcel map application, PC25-11, filed by Bernard Ponte, Jr. and Cynthia Troxel. The property is located at 1250 Rice Road, Assessor's Parcel Number 008-272-03. The applicants propose to divide the farmstead from the farm lot creating two lots. *This item was postponed from the November 12, 2025 meeting.*
- D. Consideration and possible action re: A special use permit application, SUP25-41, filed by Nathan Koyama of K&K Ranch LLC. The property is located at 600 Howard Place, Assessor's Parcel Number 007-891-18, consisting of 9.72 acres in the A-5 zoning district. The applicant proposes to add livestock meat processing to his existing home business for game meat processing.

- E. Consideration and possible action re: A zone change application, ZC25-3, filed by The Emborsky Family LLC, Trinity Series. The property is located near Trinity Junction, Assessor's Parcel Number 005-091-13, consisting of 640 acres in the RR-20 zoning district. The applicant proposes to change the zoning to I-3 Heavy Industrial for an explosive storage facility.
- F. Consideration and possible action re: A zone change application, ZC25-4, filed by SE US Development, LLC, for Forty Mile Desert LLC. The properties are located off Interstate 80, Assessor's Parcel Numbers 004-391-14, 004-391-15, 004-391-17, 004-391-19, 004-391-20, 004-391-24, and 004-391-34, consisting of 3,169.12 acres in the RR-20 zoning district. The applicant proposes to change the zoning to I-3 Heavy Industrial for a future solar project.

10.Code Changes.

11.Commission Items.

- A. Consideration and possible action re: Election of Chair and Vice Chair for the Planning Commission to serve beginning January 2026.
- B. Consideration and possible action re: Approval of the schedule of Planning Commission meetings for 2026 including a regular meeting change to November 10, 2026 due to the holiday.

12.Consent Agenda: All matters listed under the Consent Agenda are considered routine and may be acted upon by the Planning Commission with one action and without an extensive hearing. Any member of the board or any citizen may request that an item be taken from the Consent Agenda, discussed, and acted upon separately during this meeting.

No Items.

13.Public Comment.

14.Adjournment.

15.Appendix.

Supporting Documentation

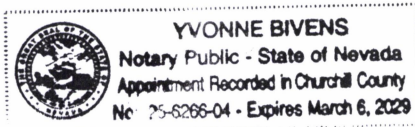
STATE OF NEVADA)
 : ss.
County of Churchill)

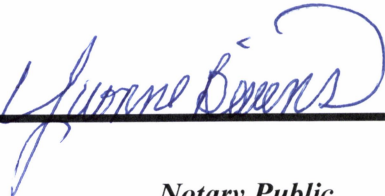
*I, Diane Moyle, Administrative Assistant, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the **4th day of December 2025**, between the hours of 8:30 a.m. and 5:00 p.m., at the following locations in Churchill County, Nevada:*

1. County Administration Building, 155 N. Taylor St., Fallon, NV;
2. The Churchill County Website @ www.churchillcountynv.gov;
3. The State of Nevada Website @ <https://notice.nv.gov/>.

Diane Moyle, Administrative Assistant

Diane Moyle, Administrative Assistant, who was subscribed and sworn to before me this **4th** day of December 2025.





Notary Public

Endnotes:

Disclosures:

**Churchill County is an equal opportunity provider and employer.*

Accommodations/Nondiscrimination:

**In accordance with federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its agencies, offices, employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs).*

Remedies or complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g. Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible agency [(775)423-4092] or USDA's TARGET Center at (202)720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800)877-8339. Additionally, program information may be available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at: http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the Complaint Form, call (866)632-9992. Submit your completed form or letter to USDA by:

1. Mail: U.S. Department of Agriculture
Office of the Assistant Secretary for Civil Rights
1400 Independence Avenue, SW
Washington, D.C. 20250-9410;
2. Fax: (202)690-7442; or
3. Email: program.intake@usda.gov.

Procedures:

**The public meetings may be conducted according to rules of parliamentary procedure.*

**Persons providing public comment will be asked to state their name for the record.*

**The Churchill County Planning Commission reserves the right to restrict participation by persons in the public meeting where the conduct of such persons is willfully disruptive to the people's business.*

**All supporting materials for this Agenda, previous Agendas, or Minutes are available by requesting a copy from the Public Works, Planning and Zoning office, 775-423-7627. During the meeting, there will be one copy available for public inspection. Additional copies are available by making the request from the Public Works, Planning and Zoning office. You are entitled to one copy of the supporting materials free of charge.*