

MINUTES OF THE CHURCHILL COUNTY PLANNING COMMISSION

155 N. Taylor St., Fallon, NV 89406

November 12, 2025

1. Call to Order:

The regular meeting of the Planning Commission was called to order at 6:00 p.m. on November 12, 2025 by Vice Chair Goings.

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

Absent: Zack Bunyard, Chair; Mark Hyde, Member; 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:

Lane Mills, 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 November 5, 2025, between 8:30 a.m. and 5:00 p.m., at all of the locations listed on the agenda, in accordance with NRS 241 and the Churchill County Code.

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

Member Edgmon moved to approve the agenda as submitted. Member

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

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

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. October 8, 2025 Public Hearing

Member Edgmon moved to approve the October 8, 2025 minutes as written.

Member Ansotegui seconded the motion and the decision carried by unanimous vote (4-0).

8. Old Business

- A. Consideration and possible action re: Review of a special use permit, SUP1039, previously granted to Omaha Track, Inc on July 13, 2022 for a rail based services facility. The property is located at 1006 Nevada Street, Assessor's Parcel Numbers 009-251-86 & 009-251-92. The Planning Commission requires an annual review of the permit until such time as they deem it no longer necessary.

Meg Ridge, 1006 Nevada Street, was available to speak regarding this permit.

Randy Hines, Public Works Director, said that after discussions with Meg Ridge and a visit to the site it has been determined that all conditions have been met for this permit.

Vice Chair Goings asked if the applicant had anything to add, and Ms. Ridge indicated that she didn't.

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 Frey moved to no longer require an annual review of this permit.

Member Edgmon seconded the motion and the decision carried by unanimous vote (4-0).

- B. Consideration and possible action re: Review of a special use permit, SUP1078, previously granted to Cheek Construction on November 8, 2023 for off premises outside storage. The property is located at 9843 Carson Highway, Assessor's Parcel Number 007-171-76. The Planning Commission requires annual review of the permit until such time as they deem it no longer necessary.

Jay Lingenfelter, 1235 Venturacci Lane, was available to speak regarding this permit.

Randy Hines, Public Works Director, remarked that he visited the site, and there are just a few items that still need to be finished. He emphasized that the employees must come and go as described in the staff report. This is a storage facility; there are not to be employees working on site. They are there to load the trucks and leave, come back and load the trucks or unload the trucks and leave. Another condition related to screening has been substantially completed, except for the northeast and northwest corners along the old Walker Lake Disposal site. Back when Walker Lake Disposal was there on that empty lot on the northwest corner of the parcel, they were going to work together to screen that area. That screening, now that Walker Lake is not there, needs to be put in place. Another condition that may need to be addressed is regarding lighting on the building. That lighting needs to be downward facing and not out. The last condition is for landscaping. The applicant proposed in the application a 10 foot by 550 foot landscape area across the front of the property, which would consist of a rock border filled with decomposed granite, mounds, decorative rock, and so forth. That condition still needs to be met.

Vice Chair Goings asked if the applicant had anything to add. Jay Lingenfelter stated that they will get started on the fence screening since Walker Lake Disposal didn't complete their portion. As far as the landscaping, they plan on having that all done this winter.

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

Member Edgmon asked if the remaining conditions could be met within the next year, and Mr. Lingenfelter stated that they would be. Member Edgmon reiterated that this is an on-site storage

facility, and she asked for Mr. Lingenfelter to confirm that there are no employees that load any other customers and it is strictly loading their business trucks, which he did.

Member Frey remarked that he doesn't believe that the applicant needs to come back next year if the rest of the conditions [landscaping and screening] have been met to the satisfaction of the Director. Director Hines agreed that if they plan on doing these this winter, staff could visit the site to confirm these have been done.

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

Vice Chair Goings called for a motion.

Member Frey moved to no longer require an annual review of this permit. Member Edgmon seconded the motion and the decision carried by unanimous vote (4-0).

C. Consideration and possible action re: Review of a special use permit, SUP1079, previously granted to Safety-Kleen Systems, Inc on November 8, 2023 to increase throughput to 33,300,000 gallons and to install a hydrogen generator. The property is located at 22211 Bango Road, Assessor's Parcel Numbers 007-071-80 & 007-071-81. The Planning Commission requires annual review of this permit until such time as they deem it no longer necessary.

Drew Cratsenberg, Environmental Compliance Manager for Safety-Kleen Systems, Seattle, Washington, and Adrian Hastings, Operation Manager for the refining portion of Safety-Kleen, Wichita, Kansas, were available to speak regarding this permit.

Randy Hines, Public Works Director, said that all of the conditions have been met except for condition eight that all necessary building permits shall be obtained for installation of all proposed facilities. He stated that Jera Reidenbach, Building Official, sent correspondence to Safety-Kleen that there were some special inspection reports that were not received. He suggested that the representatives get with Jera Reidenbach to finalize those permits.

Director Hines read into the record a letter received from Sherry Wideman, 13991 & 13993 Cadet Road, Fallon, Nevada, "Planning Commissioners, in good conscience and using your authority, please deny the permit for Safety-Kleen Systems until they remove the odors emitted from their facilities which settle along the Carson River. The odors that settle on the river are the same odors at their facility, please visit the site to experience the odor yourselves. Some of the odors are from their main stack, and nothing has been done to contain the escaping chemicals. Also, please consider the many other complaints about Safety-Kleen odors made during the Redwood hearing as additional evidence of this ongoing problem. Please protect everyone in this area by making Safety-Kleen capture their current odors prior to allowing them to renew this permit."

Vice Chair Goings asked if the applicant had anything to add. Drew Cratsenberg responded that they've only had one odor complaint in the last year, and they reached out to the complainant, and all matters were settled and adjustments made. If there is a reoccurring issue, they are unaware. Vice Chair Goings inquired about the outstanding condition for building permits, and the applicant stated that they received the notification from the Building Official and passed it on to compliance. They agreed to work with them to get the required documents to the Building Department.

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

Member Frey asked staff if the conditions for this permit included anything related to odors. Director Hines answered that it falls under the general condition of not creating a nuisance. There was some discussion that this permit was increasing the throughput that was permitted with the original special use permit as well as the installation of the hydrogen generator, and there is a

standard condition that requires them not to create a nuisance, public or private, under Nevada law or Churchill County Code. Director Hines remarked that he didn't believe the department has received any complaints regarding Safety-Kleen. Member Frey stated that the special use permit that is under consideration doesn't specifically mention anything about odors, not to invalidate Mrs. Wideman's comments, but it should have no impact on whether or not the commission chooses to continue to review this special use permit or not. Director Hines commented that whenever a permit for Safety-Kleen comes up, we get a similar letter from the residents in that area.

Member Edgmon asked if staff felt confident that they could handle the remaining condition in house, so that the commission doesn't need to continue to revisit this permit. Director Hines confirmed that they would work with the applicant and the Building Department to ensure this condition has been taken care of. If any complaints are received in the department, we will contact the company regarding those. He reiterated that none have been received.

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

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

Member Edgmon moved to no longer require an annual review of this permit. Member Frey seconded the motion and the decision carried by unanimous vote (4-0).

D. 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.

The applicant was not available to speak regarding this application.

Randy Hines, Public Works Director, said that the only condition that has not been met is obtaining a business license.

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

Member Edgmon confirmed that this business has not obtained a county or state business license, and Diane Moyle said that is correct.

Member Ansotegui asked if staff recommends that they should table this item or if it could be handled in office. Director Hines stated that staff could attempt to reach the applicant again to find out what she is doing and to get her to come in and either obtain the license or come before the commission. The department has had correspondence with her, but she hasn't come in to finalize the business license. He agreed that it would be good to table this to the next meeting.

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

Vice Chair Goings called for a motion.

Member Edgmon moved to table this item to the December 10, 2025 meeting to ensure that the applicant obtains a business license for the business that is in operation. Member Ansotegui seconded the motion and the decision carried by unanimous vote (4-0).

E. Consideration and possible action re: A request for an extension of the temporary use permit, TUP427, that was previously granted to Eric Madrigal on September 11, 2024. The property is

located at 8893 Helens Way, Assessor's Parcel Number 006-031-10. The applicant is requesting an extension for the temporary use permit for another year.

Eric Madrigal, 8893 Helens Way, was available to speak regarding this application.

Randy Hines, Public Works Director, stated that this was one of the last temporary use permits (TUP) that was presented to the Planning Commission last year. Since then, code has been revised to make this an administrative function. At the meeting last year, Mr. Madrigal applied for a TUP due to a code enforcement case. He was living in an RV (recreational vehicle) without a TUP, so he obtained the permit. During the discussion and reading through minutes, he had to make substantial improvements or substantial completion to building a house in the first year. Three items that were listed in the minutes included having a driveway to be completed, financing in place for his new home, and the foundation was mentioned as well, but that was part of the financing. Director Hines said that he had correspondence with Eric Madrigal throughout the year. He was working diligently on trying to get financing that fell through. Because he hasn't met the substantial completion the renewal for the permit would have been denied. Since this was kind of a continuation from last year, he suggested that Mr. Madrigal request an extension from the commission since he wouldn't be able to approve a renewal due to not making the progress requested.

Vice Chair Goings asked if the applicant had anything to add. Mr. Madrigal remarked that he has been working on trying to get financing for a loan for building the home and getting everything done. He has been working on it since July and has had no real improvement on getting approved for that loan. He has had to downsize the floor plan and cut certain things off just to try and meet the loan amount that he's qualified to receive, which is only \$200,000. The loan for the property would have to transfer over for the construction loan, so he's having a hard time trying to get approved for the loan to try to find a decent house and get everything done. He has been going through different types of loan companies and different manufactured home companies. He's trying to find something that he can actually afford and he's stuck. He said that he needs another year or two to wait until the market is better, to get a better APR (annual percentage rate), to get a better loan, and to be approved.

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

Member Ansotegui stated that the biggest issue with a lot of these permits where somebody's trying to place a mobile home or build a house while living in an RV is the disposal of waste. He commented that we want to avoid any illegal dumping or anything like that. He questioned if Mr. Madrigal is able to get the waste to an appropriate area without any issues because he understands that Mr. Madrigal has provided something to the Director showing that he has been disposing of the waste appropriately. Eric Madrigal said that he goes each Sunday to dispose of the waste at either Maverik or the fairgrounds. Member Ansotegui then asked if the financing is something that he will be able to provide if given another year. He said that he doesn't see a need to keep this going and keep bringing him back, only to find ourselves in the same situation four years down the road, and then have to deny it anyway. He remarked that the commission wants to help him get to a place where he's either going to build a home or no longer continue with this project. Do you see yourself obtaining financing within the next year if we approve this request? Eric Madrigal responded that he definitely believes it will happen in the next year or two.

Member Edgmon had a question regarding the condition pertaining to the driveway. She understands the situation regarding financing, but she wondered about the condition for having a driveway done. Eric Madrigal responded that he has created the driveway, but the foundation is part of the construction loan, which is part of the home loan. Member Edgmon inquired if the driveway

meet the specifications and approval from the department. Director Hines commented that Mr. Madrigal had that substantially completed the last time he came in. He just mentioned it as part of the list of things that would be done. He said that he had not been out there to look at it, and we would need to visit the site in order to determine that. He said that the office would go check it out. Member Edgmon restated that county code has changed. Following black and white code, what is staff's recommendation regarding how long Mr. Madrigal has already been living in the RV on the property and not making progress? Director Hines answered that the way county code is written related to residing in a temporary residence while building a home there is a maximum of three years in which to complete it. Each year the applicant is to show substantial completion. He reiterated the items that were in the minutes included the driveway, the financing, and the foundation shall be in, and those are not all done. It doesn't show that he's made substantial completion, so he was informed that the renewal would be denied. Member Edgmon clarified that staff's recommendation is complete denial at this point, and Director Hines agreed.

Vice Chair Goings explained that one of the problems that they see with temporary use permits is that people make no progress toward building a home and just want to live on their property in a camp trailer. The answer that Mr. Madrigal gave about obtaining the loan within a year or two indicates that significant progress might not be made within the next year. The answer Mr. Madrigal gave leads him to believe that this could turn into the same situation they have been seeing over the last few years where people keep asking for extensions and making no real progress toward construction of the home. He reiterated that the county code is not forcing him to give up his property; they are asking him to go live somewhere else until he can secure the financing to build the home and not live there in a camp trailer. He said that the recommendations and conditions that were placed on the permit were pretty simple, and Mr. Madrigal agreed to them at that time. Eric Madrigal replied that he is literally in the process of trying to get the loan. He's been working on it since July, to try and get a loan to get a house built. He doesn't want to live in the trailer forever, but he has no other place to go. He bought this property to live on his own and to be away from everybody; that's literally why he bought the property, because he has no other place to go. His family is not from the state, and if the commissioners kick me off of the property, he'll be homeless again.

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

Vice Chair Goings called for a motion.

Member Frey moved to deny the request for an extension for the temporary use permit, TUP427, for Eric Madrigal at 8893 Helens Way, Assessor's Parcel Number 006-031-10. Member Edgmon seconded the motion and the decision carried by unanimous vote (4-0).

Director Hines mentioned that Mr. Madrigal could appeal the commission's decision to the Board of County Commissioners, and Vice Chair Goings stated that there is a 10-day appeal period in which the applicant can appeal their decision. It was mentioned that an appeal is to be filed with Pam Moore in the Clerk's Office. Vice Chair Goings informed him that he has the right to appeal their decision to the Board, and he recommended that he consider that and speak with Pam Moore. Eric Madrigal commented that this basically means that they are kicking him off of his property, and he doesn't have anywhere else to go. Vice Chair Goings reiterated that they are only denying the extension of a temporary use permit. They are not kicking him off of his property; he has a mobile trailer that he could move to another location, or no longer use as a residence there, until he

can obtain financing to move forward with constructing the primary residence.

9. New Business:

A. Consideration and possible action re: Two parcel maps, PC25-1, filed by Ronald L. & Paula Giovanetti. The properties are located at 399 Sheckler Cut-Off and 5967 Hooper Place, Assessor's Parcel Numbers 008-572-26 & 008-572-25, in the E-1 zoning district. The applicant proposes a series of two parcel maps to create four lots.

Ron Giovanetti, 5885 Hooper Place, was available to speak regarding this application.

Dean Patterson, Senior Planner, stated that this application is a project for two parcel maps to create four lots, one of which is a merger and resubdivision. He said the project has had difficulty in proceeding due to Nevada Revised Statutes (NRS) complications related to the merger and resubdivision process. This resulted in reconfiguring the project and splitting it into two maps. This is discussed in detail in the staff report. The project has also had difficulty in proceeding due to sewer and water limitations on lot size. The applicant previously divided the one-acre lots along Hooper Place around 1992 when one-acre lots were allowed. Most of the lots along Hooper Place were one acre. Twenty years ago, the master plan and county code were changed to require lots less than five acres to have community sewer and water service, along with some exceptions. This is placed in the sewer and water master plan sections and code titles. Unfortunately, the E-1 zoning district text was not updated, so people reading it may not understand all of the code limits that apply to their project. The county continually gets inquiries into developments proposing one-acre lots, but they have not been allowed for a long time, except for instances of one-to two-acre cluster developments. These changes likely came about due to state requirements on sewer and water and wanting to prevent the state from imposing its own review and approval requirements; these are discussed more in the staff report. When the main property in this project came for sale, the applicant purchased it. The proposal is a request to continue to allow the one-acre lot size, as similar to the 1992 development of the area. Staff raised the lot size issue, and the project has been postponed for a while. After meeting with the director and discussing the problems, the applicant wished to proceed with the proposal to see what happens.

Planner Patterson showed the first parcel map (displayed on the overhead screen) where the applicant proposes to create two lots from the four-and-a-half-acre parcel on Sheckler Cut-Off, creating a 1.2-acre house next to the river and a large vacant remainder parcel. The second parcel map (also displayed on the overhead screen) will merge the large remainder lot with the Hooper Place lot and create three lots, two of which will be one acre each, and the remainder will be two acres. If the one acre lots are allowed again, the remainder would probably be divided into two more one acre lots in the future. The staff report reviews the approval criteria. The main issue is CCC 16.04.050.A.1, conformity with the master plan. There are two policies relating to sewer and water. The water policy is PSF 1.14.1, and it reads, "areas planned for urban or suburban development, being residential densities greater than one unit per five acres or comparable non-residential development, will be served by a community water supply system." And then the sewer policy is PSF 2.2.6, and it reads, "if a new land division development proposes the use of onsite sewage treatment and disposal systems on lot sizes of less than one unit per five acres or smaller, the proposal shall not be approved unless it qualifies for one of the following exceptions." He stated that one of the listed exceptions is for infill development. While code does not yet have the specifics, the project could be considered to be infill development, so lots can be less than five acres. Staff recommends that the site can be considered infill development, but that does not mean all situations should allow one-acre lots. Staff recommends that, since one-acre lots cause the

overuse of septics and wells, and the change to county code, a more appropriate size would be larger, two acres or more. Staff recommends that the application does not conform with the master plan. A related criteria is number three, relating to public health, safety, and general welfare, with the main concern being that continuing one-acre lots may contribute to degradation of water quality and supply. Another related criteria is number four, that adequate public facilities and services are available to the development, with the main point that the master plan indicates that new lots under five acres should be served by community water and sewer. Based on these points, staff recommends denial.

Vice Chair Goings asked if the applicant had anything to add. Mr. Giovanetti remarked that he bought this property that's been empty for 30 years. Nothing been done to the water righted field there. He also stated that he bought the other 30 acres next to it back in the 1980s, and this piece was already sold off, so that's why he obtained it. He had been asked over the years why he didn't do something with that field, but it didn't belong to him at that time. Now he planted a pasture in there. The house hadn't been lived in 12 years. He rebuilt the house, cleaned it up, and made a rental out of it. His original intention was just to clean the house up, parcel it off with an acre, and sell it. He turned the field into a pasture as he wanted to do, and now he wants to parcel the acre off with the house. He commented that the surveyor charges the same for creating a map for four lots as they do for one, so he thought that he'd just create four lots at the same time. He plans to leave the land to his kids in the hopes that his grandkids might be able to build a house on these lots someday. As long as he's alive, it's going to be a pasture; it's going to be just like it is right now. I just got through planting the field, putting the pump and the wheel line in, and in the process of putting all the piping underground. He has no intention of selling any of it. It's to be left to his kids. It's zoned E-1 for one acre, just like all the lots on Hooper Place, on Phelps Lane, and on Rivers Edge Drive. He doesn't understand how, if it's zoned for one acre, that you can't create one acre lots. He stated that he met with Director Hines a couple of months ago and told him what he wanted to do and was recommended to propose this map. He then commented that Planner Patterson is recommending that it be denied, and he said that the commission can do whatever they want to do at this point and it doesn't matter to him.

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

Member Edgmon said that they understand what the applicant is trying to do on the two parcels that are south of Hooper Place, and then that leaves the remaining large third one. She inquired what he plans on doing with that remaining large one. Ron Giovanetti responded that he plans to give it to his kids, just like it is. He assured the commission that they would never see him here again. Member Edgmon suggested that in order to avoid the possibility of another request later to divide the larger parcel into one-acre lots that he make the two smaller ones larger, thereby creating 3 lots that are larger than one-acre. If the Board were to accept a proposed map with those lots being made longer, it would be an exception to the rule in code, and staff is recommending denial of it as it is shown. She said that he could make those two lots longer, and then a third lot on the other one, where he wouldn't be leaving an odd-shaped piece out there that somebody might want to break up again, and she doesn't have a problem with that. Mr. Giovanetti said that if he had to do it over again, it wouldn't be like this. He wouldn't have a problem with making two two-acre parcels and then an acre and a half with the house. Member Edgmon pointed out that there are two loopholes that helps him out. One would be the infill that Dean Patterson mentioned, and the other one being that it's still zoned E-1. She then questioned staff if he were to take this second parcel map and make those two parcels on the left longer to eat up all of that frontage of parcel 1 from the previous map, and then took the third parcel that's kind of a T-shape right now and made that

another one, it would be infill where it's actually attached to his subdivision. Is that something that could be seen as an exception; to take the parcels from the first map that creates the two parcels, and then create three parcels that are larger than one-acre with the second map? Is that something considered for the E-1 zoning and for the infill? Dean Patterson remarked that it would be better than what it shows currently, but he doesn't know what the parcel areas would come out to be. That's an option that could be explored. Vice Chair Goings pointed out the strange-shaped lot on the second map, and inquired if it is already shown as three one-acre parcels. Planner Patterson stated that it's roughly one acre, one acre, and then the T-shaped lot is two acres. Vice Chair Goings said that he believes this would cover the infill. He thought that the two-acre lot should not be able to be divided anymore. He couldn't see any reason to change the map just because there's a weird-shaped parcel. If he's going to leave it to his kids, it would be up to them to figure out what to do with the weird-shaped parcel. He reiterated that the two-acre lot should not be able to be further divided in the future. Ron Giovanetti remarked that he couldn't divide it if he wanted to because it doesn't have legal access to Sheckler Cut-Off. Vice Chair Goings pointed out that he could come off of Hooper Place. There was more discussion that the access wouldn't be sufficient to create two lots from the two-acre parcel. Member Edgmon continued to explain that her suggestion was to make the parcels more like those in the original subdivision and not leave a very odd-shaped property. This would make it more like infill and make it look like the subdivision that was created in the 1980s or 1990s. Mr. Giovanetti didn't have a problem with her suggestion.

Member Frey asked planning staff for a definition of infill. Director Hines gave an example of a big parcel, like a 10-acre or 40-acre parcel, and there's one-acre parcels all the way around it, it would be considered infill if you wanted to create one-acre lots in that area. He said that when he met with Mr. Giovanetti that was something that they talked about. Division of the parcel wouldn't be able to meet the five-acre lot sizes, so they are proposing one acre lots that could be considered infill because it's an extension of this project that was done back in the 1990s or whenever it was done. This exception is the only way that it could meet the code requirements. The commission has to decide if it meets this exception standard. He had mentioned to Mr. Giovanetti that staff would probably recommend denial because it doesn't meet the code, but it does have that exception of the infill. This would be an exception for infill because it's carrying over that same concept that was for the rest of that development. Member Frey said that it looks like a complete extension of what Mr. Giovanetti has done in the past, and it kind of completes the subdivision, so he thinks it qualifies for infill.

Vice Chair Goings recommended that the code be clarified regarding the discrepancy related to E-1 zoning. He suggested that it happen fairly quickly because this becomes a big problem. He noted that there's a lot of E-1 properties in areas that are not near a water or sewer system. Luckily, in this case, he agrees with Member Frey that it really does fit infill, which some of the others don't meet that exception. He thinks this could be a problem in the future where properties are zoned E-1, but they can't be divided into one-acre lots. Director Hines responded that there are going to be more code changes to clean things like this up and have clarity in our code.

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

Vice Chair Goings called for a motion. Member Ansotegui stated that this is just a recommendation to the Board, and the Board of County Commissioners would be making the final decision.

Member Ansotegui, based on the information provided in the application, in the staff report, and heard tonight, moved 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 approve the parcel map for Ronald and Paula Giovanetti to divide APN 008-572-26 and APN 008-572-25 into 4-lots. The approval is subject to the recommended language mentioned by Dean Patterson. Member Edgmon seconded the motion and the decision carried by unanimous vote (4-0).

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. *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.*

Dean Patterson stated that since the staff report recommended denial, it did not have a recommendation for approval in it. They will need to also recommend that the Board accept the offers to grant easements, and to reject offers to dedicate lands and improvements, which is a requirement of NRS. **The motion was amended by Member Frey to include the language mentioned by Planner Patterson, which was seconded by Member Edgmon, and the decision carried by unanimous vote (4-0).**

Vice Chair Goings told the applicant that their application would be forwarded to the Board, and he would need to meet with them to answer any questions they may have. Mr. Giovanetti apologized for his upset during the discussion, and explained that this process began about three years ago.

- B. Consideration and possible action re: A reversion to acreage application, PC25-10, filed by Amber Hood. The properties are located at 642 and 660 Peaceful Way, Assessor's Parcel Numbers 008-391-48 and 008-391-49. The applicant proposes to merge two lots into one.

Austin & Amber Hood, 1370 Golden Park Way, were available to speak regarding this application.

Amos Akena, Planning Technician, stated that the applicants are requesting to combine two parcels of land owned by them into one lot. They are basically removing the middle line (map was displayed on the overhead screen) and merging the two lots into one. Staff reviewed the request per the criteria approved. Generally, no issue was raised in the review of the map application. This lot merger will not change any existing conditions, neither does it create any future problems. With that, staff recommends approval including the conditions provided in the staff report.

Vice Chair Goings asked if the applicant had anything to add, and they had none.

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

Member Edgmon questioned if the applicants had read the staff report and conditions listed there, and if they had any issues with anything listed. The applicants indicated that they did not have any problems with them.

Vice Chair Goings called for public comment, and there were 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 criteria found in CCC 16.04.040(C) and CCC 16.04.050(A) have been met for the Reversion to Acreage application, and therefore recommend that the Board of County Commissioners approve the Reversion to Acreage Map for Austin and Amber Hood to merge APN 008-391-49 and APN 008-391-48 into 1-lot. Member Frey seconded the motion and the decision carried by unanimous vote (4-0).

Recommended Conditions:

1. *Changes shall be made for compliance with Churchill County Code.*
2. *Any final changes required by the Churchill County Surveyor shall be made prior to recording, including but not limited to any topographical and map errors shall be corrected.*

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 has been postponed to the December 10, 2025 meeting.

D. Consideration and possible action re: A parcel map application, PC25-12, filed by Mic Casey. The property is located on Trento Lane, Assessor's Parcel number 007-121-09, consisting of 80.05 acres in the A-10 zoning district. The applicant proposes to split the parcel into four lots that will be more than 20.0 acres each.

Mic Casey, 399 Regan Place, Fallon, Nevada, and Steve Bell, 100 Fillmore Way, Reno, Nevada, were available to speak regarding this application.

Dean Patterson, Senior Planner, stated that the applicant proposes to divide an 80 acre parcel into four lots of approximately 20 acres each. The staff report reviews the approval criteria. It discusses three main issues for this project.

- **Lot size and width:** The A-10 zone has a 10-acre minimum lot size which is met, a minimum lot width of 300' which is also met. The difficulty is that the lots are a little over 300' wide and a half mile long, resulting in a length to width ratio of over 8:1 – making them very long lots. The staff report discusses problems this causes and similar proposals have been denied in the past. But it also points out that this case has very large lot sizes and provisions for road easements to allow splitting the lots in the future. This makes long lots less of an issue.
- **Water channel protection:** County Code [CCC 16.16.010.1(C) and (D)] requires the protection of water channels using easements. The staff report discusses the situation in more detail, but the issue is that the Pearl Slough runs through the west half of the property. TCID (Truckee Carson Irrigation District) has historically used it in flood years to send water to Mustang Pond – recently in 2017 and 2021. TCID now indicates that it does not plan to use the slough in the future now they have the new flood wiers to release water. So, no easement is needed on this map.
- **The main issue is the land division road standards.** All four proposed lots will front on Trento Lane, which is a privately-maintained dirt and gravel road that is not constructed to any standard. This road is required to be maintained by the sand mine operating north of the site, so it has received some improvements.

County Code requires that lots over 20 acres must be served by a County standard gravel road. This part of Trento Lane is not a County gravel standard, so it needs to be upgraded reaching southward to the paved part of Trento Lane. It may need minimal improvements in some locations, and more in others. Notes about this are also needed on the map. These items are included in the conditions.

Notice is not required for parcel maps, and staff recommends approval with the recommended conditions

Vice Chair Goings asked if the applicant had anything to add. Mic Casey said that he didn't have anything.

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

Member Edgmon asked if it was his intention to further divide the property since there are road easements on the map running through the middle of the parcels, and Mr. Casey said that he didn't plan to do that. She asked what the purpose was for including these road easements and if it was just based off of a recommendation. Dean Patterson remarked that the mid-length, north-south, easement for roads (shown on the map displayed on the overhead screen) already exists on the parcel. There is a newer map that shows another easement reaching between the north-south easement and Trento Lane, and so it would allow access in the future if some future owner wanted to divide the property and create 10-acre lots instead of what they are proposing as 20-acre lots.

Vice Chair Goings called for public comment, and there were 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 criteria found in CCC 16.04.040(C) and CCC 16.04.050(A) have been met for the parcel map application PC25-12, and therefore recommend that the Board of County Commissioners:

(A) approve the parcel map for Casey family trust to divide APN: 007-121-09 into 4-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 Edgmon seconded the motion and the decision carried by unanimous vote (4-0).

Recommended Conditions:

1. *Changes shall be made for compliance with Churchill County Code, including but not limited to:*
 - a. *Trento Lane shall be labeled as being upgraded to a county gravel road standard and offered for dedication.*
 - b. *Trento Lane shall be upgraded or bonded to a county gravel road standard before recording the map. Improvements must extend from the northmost lot southward to the county-maintained portion of Trento Lane.*
 - c. *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.*
 - d. *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.*
 - e. *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.*

Vice Chair Goings told Mr. Casey that their recommendation would be forwarded to the Board of County Commissioners with his application.

- E. 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.

Dean Patterson stated that Items E and F are related and he would like to discuss these items together since the staff report was written to address both items. Vice Chair Goings read both items into the record.

Member Ansotegui recused himself from these items. There was discussion that there would no longer be a quorum in order to make a decision on these items. There was some discussion on the legality of whether the commission meets the criteria for making a decision on these items without a quorum of members available. Lane Mills, Deputy District Attorney, suggested that they table these items until they have a quorum to make the decision. These items were postponed to the next meeting, December 10, 2025.

- F. 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 along with the previous item due to not having a quorum for a decision.

- G. Consideration and possible action re: A variance application, VAR25-13, filed by Joshua Sherer. The property is located at 4705 Saint Clair Road, Assessor's Parcel Number 006-271-05, consisting of 8.6 acres in the A-5 zoning district. The applicant proposes a variance from the setback requirements for an addition to a pre-existing residence within the setback.

Joshua Sherer, 4705 Saint Clair Road, was available to speak regarding this application.

Dean Patterson, Senior Planner, said that this variance request came in after the Building Department observed foundation work in front of the existing home located close to the road. There are column footings, which appear to be for an additional porch that would be outside the building envelope and almost out the road easement. The construction was stopped, prompting the variance request. The applicant proposes to add a room to the front of an existing building that was built in 1949, predating the code. This addition will fill in a corner in a T-shaped building and will not extend further than the existing house toward the road (an aerial photograph was displayed on the overhead screen showing the area for the addition). The little red box is the infill spot where part of the building is being extended to match the rest of the building. The road easement is measured 30 feet from the center of Saint Clair Road. The setback would be another 60 feet from the easement. Currently, the existing building is 10 feet from the easement, and it is grandfathered from old laws. The variance will allow the addition to be the same as the existing house, but not extend closer to the road.

Mr. Patterson continued by saying that the staff report reviewed the approval criteria. There is an obvious hardship in special circumstances in this case, so it's a pretty straightforward request.

The only issue of note is making sure that the foundation concrete for the porch posts be removed, which is a recommended condition of approval. Notice was sent to neighbors and agencies. No neighbor comments were received. The building department notes that appropriate permits are required, and the road department does not object to the request as long as it will match the existing house setback. Staff recommends approval with conditions.

Vice Chair Goings asked if the applicant had anything to add, and there was none.

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

Member Ansotegui recommended that since this was found by the Building Department during an inspection of construction without a permit or variance that the applicant obtain the permits needed in the future and let the county know if there are any changes.

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

Vice Chair Goings called for a motion.

Member Ansotegui, based on the information provided in the application, in the staff report, and heard tonight, moved that the criteria found in CCC 16.08.090(F) have been met and therefore approve the Variance VAR25-13 to add the new room to the existing house for Joshua Sherer at 4075 Saint Clair Rd (APN: 006-271-05). This approval is subject to conditions, as listed in the Staff Report. Member Edgmon seconded the motion, and the decision carried by unanimous vote (4-0).

Recommended Conditions:

- 1. The variance approval is to allow only for the requested additional room to the existing house.*
- 2. The additional room must not encroach toward Saint Clair Rd more than the existing house.*
- 3. The new foundation pads closer to the road easement must be removed.*
- 4. Setbacks for any other future development must meet current site development standards.*
- 5. The approval of this variance expires one year from the date of the final decision. Construction must begin before expiration.*

H. Consideration and possible action re: A special use permit application, SUP25-37, filed by IRG Realty Advisors LLC for Port of Nevada. The property is located at 17127 Inland Port Drive, Assessor's Parcel Number 009-251-77, consisting of 105.61 acres in the Industrial zoning district. The applicant is requesting the Phase 3 Rail Expansion.

Tera Anderson, 17127 Inland Port Drive, was available to speak regarding this application.

Dean Patterson, Senior Planner, stated the Port of Nevada's expansion plans have come before the commission a few times recently for different phases. This application is for Phase 3, which includes rail spur and transloading expansion, mostly across the main driveway. The site plan, which was shown on the overhead screen demonstrates the improvements in detail, and the track expansion will begin east of the existing driveway. Two groups of rail spurs, that's the red lines on the diagram, will extend west across the existing driveway. Each group will have several spurs surrounded by a transloading area. The existing driveway will be rerouted eastward around the Phase 3 rail expansion, across the tracks and connecting to the office. A way scale, shown near the main gate, and support facilities are also proposed. Notices were sent out, and a comment letter from Nevada Department of Transportation (NDOT) was received with boilerplate comments. The applicant is already working with NDOT, and mostly just needs to check in regarding the rail changes. There are related recommended conditions. The sheriff did not provide any comments on

the project. The applicant has been consulting with the fire marshal regarding fire issues, and the expansion will need approval from the state fire marshal. The staff report reviewed the approval criteria. No major or minor issues were raised; however, there are allowances covered in the conditions that provide, including special conditions, that provide five years for getting the improvements done and allowing the director to approve minor location changes from what is shown on the site plan, so that they don't have to keep coming in for some minor change. Otherwise, typical conditions are recommended. Staff recommends approval.

Vice Chair Goings asked if the applicant had anything to add, and Ms. Anderson said that they are roughly adding about 13,000 linear feet of rail to their operation. The scope of work brought before you is very consistent with the existing rail and transloading operation. This isn't an addition or departure from what they're already doing on site, but rail expansion by its nature requires an SUP (special use permit). They're just adding linear feet of track to grow the transloading operation.

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

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

Tera Anderson remarked that they have been making progress on completing the conditions for other permits that they have received including the landscaping work that was promised. It is well underway and being finished on the site. They haven't forgotten about the other conditions on the existing permits. Vice Chair Goings commented that although this project had some struggles in the beginning, he is very happy with the way it is progressing.

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 application for a Special Use Permit by Port of Nevada for Rail Based Services on 17127 Inland Port Drive (APN 009-251-77). This approval is subject to conditions, as listed in the Staff Report. Member Frey seconded the motion and the decision carried by unanimous vote (4-0).

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 provides an extended implementation deadline of 5 years. Construction of facilities after this time will need an additional SUP.*
3. *This approval provides for minor location adjustments to Rail line placement that may be approved by the director without a new SUP.*
4. *New transloading areas, scale area, relocated driveway, and access to the office shall be graded or paved for dust control.*
5. *The Rail Industrial Park's existing Emergency Management Plan must be updated to include the new facilities in coordination with the Fire Marshal, and approved by the Fire Marshal.*
6. *The operation must be operated in conformance with County Code and building permit requirements, including but not limited to:*
 - a. *Business licenses must be maintained.*

- b. Dark Skies outdoor lighting requirements shall be met.*
 - 7. 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.*
 - 8. All state and/or federal permits required for this type of business shall be obtained and maintained, including but not limited to:*
 - a. NDOT reviews and approvals.*
 - b. State Fire Marshal approval.*
 - c. NDEP authorizations for stormwater and dust control.*
- I. Consideration and possible action re: A special use permit application, SUP25-38, filed by Jon Bateman for Tractor Supply Company. The property is located at 11 River Village Drive, Assessor's Parcel Number 008-421-05, consisting of 4.83 acres in the C-1 zoning district. The applicant proposes a retail development for Tractor Supply Company.*

JT Shelton, 5503 110th Street, Lubbock, Texas, and Mitchell Monin, Burkhardt Engineering, 4491 Valley Brook Drive, Englewood, Ohio, were available to speak regarding this application.

Dean Patterson, Senior Planner, said that this application is to allow for construction of a tractor supply store of approximately 22,000 square feet of inside sales space, various outside display areas, mainly for equipment, and a fenced outside product storage area of approximately 20,000 square feet. Outside display includes truck accessories, trailers, etcetera, that are placed outside of the fenced area and facing the Reno Highway. The outside display area triggers the special use permit. Notice this was sent out, and a comment letter from Nevada Department of Transportation (NDOT) was received with boilerplate comments, including a note that signage fronting the highway will need NDOT review and approval. He suggested that the application put that in their checklist as something to follow up on. These matters are included in recommended conditions of approval. The staff report reviews the approval criteria; there are just a few items of note. Regarding compatibility, the use is allowed in the zoning district, and the project provides friction zone buffer features, including an eight-foot block wall along the south side to mitigate noise and light impacts. In addition, the store is 120 feet from the nearest residential property and nearly 300 feet from the nearest home.

that the Tractor Supply signage could go forward. He shared a presentation (included in the minutes) to talk about this project, including information about the company and the outdoor sales area. He stated that he is with VIA Real Estate; who is a preferred developer for Tractor Supply, and is here on the company's behalf. Mitchell Monin here is with Burkhardt Engineering, their civil firm; they're representing the company in putting the civil plans together. He showed some information about VIA Real Estate—who they are and why they're here. He gave the contact information for their civil firm if there are any questions related to that.

Mr. Shelton continued with the presentation showing the project and the zoning, including the site plan. Everything will be up to code. Tractor Supply is very passionate about neighbors, and they want to be good neighbors for life out here. They've already planned to put up a screening wall to protect the nearby neighborhood from the sight, light and noise from the store. He showed some plans for landscaping, as well, which attempts to try to shade the business from anybody behind them. There was a slide of a color rendering showing the front of the store and the FOD (Foreign Object Debris) area. They plan to screen it so that things that are inside the FOD are screened from public view. He also showed a rendering of the back of the store. He demonstrated some comparisons to show the specific areas where those outdoor displays would be. Along the trailer display area is where those utility trailers will be parked in a nice and neat manner. He also showed the types of products that could be in the sidewalk display area, like lawnmowers, feed, and things of that nature. He also had a picture inside the FOD area, showing more of that product and how it is laid out. It's very nice, neat, and orderly and allows for a clean passthrough for the clients when they're unloading and loading.

Tractor Supply has got roughly 2,300 stores in 49 states, and they are planning to do 100 next year. They are a Fortune 500 company. They're one of the largest farm, rural lifestyle retailers in the U. S. right now. He displayed some general information about the stores, their company, and their merchandise. He believes the mission and values are important when they're going into communities, just to show how they value their people, their customers, their team, and their communities. He then shared some of the highlights how Tractor Supply, when they come into a community, are not just here to be a business and sell; they really do join the community. They support local FFA (Future Farmers of America), 4-H, and county fairs. They want to be good neighbors.

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

Member Edgmon wanted to mention some issues that were brought to her attention by residents in that area to get it on record. She'd already spoken with staff regarding these, and the answers are available. As she understand the entrances are coming off of River Village Drive. Many people wonder why they don't have access off of Reno Highway instead of the county road. This is the biggest question that a lot of people have. Mitchell Monin remarked that, ideally, they would like to take access off of the highway. NDOT prefers that any time there is a side road, to always take that access for any sort of stacking that may back up as a result of the development. They wouldn't want us to take another access point off the highway. Also, along the frontage there are several easements that would be crossed for that access. Staff also recommended to take access off of River Village Drive. Randy Hines noted that NDOT has separation requirements for new approaches. This is located where the speed limit is 55 miles an hour. When you look at NDOT's requirements, he believes that it is 1,200 feet from approach to approach. That distance isn't sufficient from either side of River Village Drive. Even if they did go to NDOT, they wouldn't meet the separation requirement in that location, which is why they would recommend coming off River Village Drive. Member Edgmon continued with the second issue that was brought to her attention

by residents in that area, that she thinks can be rectified by the fact that on the other side of Big R, there's another exit for that subdivision. If traffic does end up getting backed up because of people entering and exiting this site and that stop sign gets overwhelmed, the residents would have the option to utilize the other exit. Director Hines confirmed that the subdivision has two entrances and exits.

Vice Chair Goings called for public comment.

Paul Loop, 151 River Village Drive, said that he had the opportunity to meet with Randy Hines and discuss several issues that he saw with this plan, and Director Hines did a fantastic job explaining the application to him and how this application was submitted. Obviously, the first concern he had, which wasn't discussed previously, was the property distance. He questioned which property they were measuring from in order to determine the nearest residence. They said it was 100+ feet to the nearest residence from the business. Dean Patterson responded that it is about 120 feet from the building to the south property line, and the south property line abuts a vacant residential lot, which is about 170 feet wide. So the nearest existing residence is on the other side of that vacant lot. Mr. Loop verified that the measurement was taken from the property directly north of his property, and staff answered in the affirmative. He then remarked that the major problem that he can foresee in that area is going to be the traffic issue. Although they do indicate that Deer Creek Circle is an alternate way out, he doesn't feel that he should have to be forced to drive an extra distance to leave my property in order to get back onto the Reno Highway. He said that he knows that the roadway as constructed is already starting to break apart, and if you put 40,000 tons, or 60,000 tons of equipment on that road, it's going to tear that road up. So, the county will have to address that issue. He commented that he counted 12 cracks in the roadway already from the highway to the end of that property line. Some of those have already been resealed previously and are gapping again already. That'll be an issue for the county to discuss at a later date if they approve this application. He noted that it is up to the Planning Commission and the county commissioners to make that final decision on where this goes. He has never been against expanding our county and bringing in business, but at the same time, he think it needs to be addressed that the residents in that subdivision are going to be affected.

Rita Murphy, 170 River Village Drive, noted that she looks at this property every day through her windows and walks her dog by there. The traffic that comes in there, including delivery trucks, drive very fast in such a short way. She pointed out that the trucks bringing things to this location will go down almost to the curve in the road, which is a dangerous curve, in order to unload. She said that she's visited three Tractor Supply stores in her travels. The one in Fort Mojave was the dirtiest store she had seen, and the people were rude. The one in Carson City is dirty. She commented that in talking to some of the neighbors that live behind the store they weren't in favor of it, and now they have to live with these guys as neighbors. She said that if anyone asked these people, they would say that they wish they would never have put that one in Carson City. She remarked that they say that they are for farming communities, but they go in to run little businesses out. We have Big R, we have Louie's, we have other tractor places and stuff. We have the new Walmart. They spend a lot of money at Walmart making it to where all of us live and have better stuff. These guys come in, and they're not for the people. She reiterated that they employ rude people. She shared an experience where her son told her about the store in Fernley and the length of time it took to get some help there. She doesn't want a tractor supply place in my backyard. Ms. Murphy then commented on the lights and how those will impact her ability to look at the stars at night and watch the airplanes associated with the Navy base. She said that she and her neighbors already have a problem with the lights from Big R so they could enjoy a dark sky at

night. Now, this store will have more lights that will add to the problem. Would you want them in your backyard?

Vice Chair Goings asked if the applicants had anything to add related to the comments. Mitchell Monin of Burkhardt Engineering noted that the lighting is accommodating. He stated that he has several cut sheets showing the lights that will be used, and all are downward facing. They are following the dark skies ordinance. The architect will be submitting these with all of their cut sheets. They also have the eight-foot screening wall to the south of the property for any other light pollution that would come off of the property. He showed an image of the back of the store that will be facing the residences, and there are only a few wall scones on the back. Most of the lighting will be on the front of the store. There is lighting around the site with light poles, but all of these have downward lighting. Also, on the landscape plans there is the friction zone abiding with the buffers as required along the southern portion and both roadways for lighting. JT Shelton of VIA Real Estate, who has been a preferred developer for Tractor Supply for many years, couldn't speak regarding the comments made about the operations of the stores. He said that they work with this company because their values and culture align. He knows that when the company is made aware of a problem, they will address it. He remarked that they just attended a summit a couple of weeks ago and one of the big pushes that they have had for the last few years is to go as fast as we can and get things done as quickly as possible. This year they plan to work more toward quality. They will not be accepting less than excellent product, so that they have cleaner openings and cleaner operations.

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

Member Ansotegui, based on the information provided in the application, in the staff report, and heard tonight, moved that the findings have been met for conformance with the criteria found in CCC 16.08.080(H) and therefore approve the Special Use Permit SUP25-38 for wholesale retail and repair services to establish a Tractor Supply Company Store at 11 Village Drive (APN 008-421-05). This approval is subject to conditions, as listed in the Staff Report. Member Edgmon seconded the motion and the decision carried by unanimous vote (4-0).

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. *Floodlights are not allowed. Lights may not shine upward, nor shine horizontally onto other properties or roads.*
 - d. *Outdoor storage areas must be arranged in neat rows or groupings.*
 - e. *No additional signage is permitted unless the existing sign (billboard) is removed or a variance permitting the extra sign is granted.*
3. *All requirements from the Road Department must be met.*
4. *All federal, state, and local permits and requirements shall be obtained and maintained, including but not limited to:*

- a. *NDOT reviews and approvals for highway access and signs along the highway.*
- b. *the LP Gas Board.*
- c. *State and local Fire Marshals.*
- d. *NDEP dust control and stormwater permits.*
- e. *State water right and public water system requirements.*

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.

- J. Consideration and possible action re: A special use permit application, SUP25-39, filed by Adam Johnson for Greenwave Grappling LLC. The property is located at 2262 Reno Highway, Assessor's Parcel Number 008-361-40, consisting of 0.09 acre in the C-1 zoning district. The applicant proposes a martial arts academy in an existing multi-tenant complex.

Adam Johnson, 190 S Bailey Street, was available to speak regarding this application.

Amos Akena, Planning Technician, said that this business is already in operation. The application came about after learning about the business through the business license application. Now the applicant is seeking a special use permit to offer personal training at the multi-tenant business location at 2262 Reno Highway. The applicant is, and will be, the sole employee at the facility. The indoor space he rents includes open space for training, a restroom, and an office. He estimates an average of 20 daily visitors. The business operation hours are stipulated in the staff report. Normally, business that offer training in classroom settings can have large numbers of people arriving for the same class and sometimes overlapping the next class, and this can overwhelm public parking lots and other facilities, which is why we require a special use permit. Staff reviewed the request by the criteria approved. Generally, we didn't find any issue with the request. The use is compatible with the surrounding uses, and the existing facilities will not be overburdened. With that, we recommend that you approve with conditions as provided in the staff report.

Vice Chair Goings asked if the applicant had anything to add, and Mr. Johnson noted that the other businesses in this area are generally closed during the time that he is operating. They also have offset classes, so there is about a 15 minute interval between classes to ensure good traffic management.

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

Member Ansotegui remarked that one of the issues is related to parking, and he inquired about the class size. Mr. Johnson stated that they average between 10 and 12 students per class. The first class that is for children goes from 5:00-6:00 p.m., then the next class that is for adults is from 6:15-7:30 p.m. Member Ansotegui said that one of the big concerns is if there were to be a meet or wrestling match or something like that where there could be an influx of additional people coming to watch the students compete. He questioned if they were planning to hold these types of events, and Adam Johnson responded that he doesn't have any plans for this in this location due to the size of their space.

Vice Chair Goings called for public comment, and there were 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 SUP25-39 for Adam Johnson of GreenWave Grappling LLC to establish a personal training facility, located at 2262 Reno Hwy (APN 008-361-40). This approval is subject to conditions, as listed in the Staff Report. Member Ansotegui seconded the motion and the decision carried by unanimous vote (4-0).

Recommended Conditions:

1. *The 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. *Fire department inspections shall be maintained.*
2. *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.*

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:

Director Randy Hines said that some additional cleanup for the industrial sections will be brought forward at the December 10, 2025 meeting. There was few parcels that were missed in the zoning map amendment due to dual zoning on the parcels. He mentioned that there would be a workshop in January [January 27, 2026] to discuss additional code changes. The Assistant County Manager, Joseph Sanford, has asked that we bring minor code updates quarterly to help clean up the code. One of the ones they plan to address is related to the E-1 zoning district in Title 16, some building code revisions, and so forth.

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, SUP001051, previously granted to Chase Mills on 01/11/2023. The property is located at 4675 Sheckler Road, Assessor's Parcel Number 006-231-48 in the A-5 zoning district. The applicant has canceled the business license and will no longer be conducting this business at this location; therefore, the permit is no longer needed and should be terminated.

Member Frey moved to approve the consent agenda as submitted. Member Ansotegui seconded the motion and the decision carried unanimously (4-0).

12. Public Comment:

There were none.

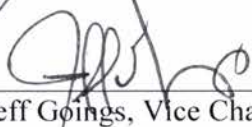
13. Adjournment:

There being no further business to come before the Planning Commission, Vice Chair Goings adjourned the meeting at 7:52 p.m.

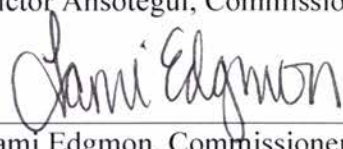
14. Appendix:

Supporting Documentation

Approved: 
Zack Bunyard, Chair

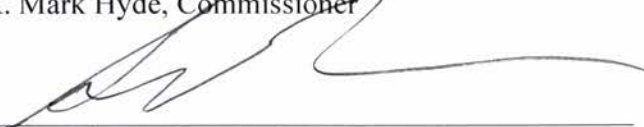
Approved: 
Jeff Goings, Vice Chair

Approved: Not Available
Victor Ansotegui, Commissioner

Approved: 
Tami Edgmon, Commissioner

Approved: 
Joe Frey, Commissioner

Approved: 
R. Mark Hyde, Commissioner

Approved: 
Scott Nelson, Commissioner

ATTEST:


Diane Moyle, Administrative Assistant



CHURCHILL COUNTY
PUBLIC WORKS, PLANNING & BUILDING

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STAFF REPORTS FOR
PLANNING COMMISSION MEETING – November 12, 2025

LIST OF STAFF REPORTS

• Giovanetti 2 Parcel Maps	Page 2
• Hood Reversion to Acreage	Page 6
• Ponte & Troxel Parcel Map	Page 8
• Casey Parcel Map – Trento Lane	Page 12
• Hiatt 2 Parcel Maps – Boundary Rd.	Page 15
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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 to 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:	2 Parcel Maps, (one a merger and re-subdivision)	Application #:	PC25-01
Request:	Reorganize and divide 2 existing parcels into 4 parcels		
Applicant:	Ronald and Paula Giovanetti	Owner:	Ronald and Paula Giovanetti
Representative:	David Crook of Lumos & Associates		
Site:	399 Sheckler Cut-off (APN 008-572-26) – 4.52 ac AND 5967 Hooper Place (APN 008-572-25) – 1.07 ac.		
Designations:	Master Plan – Urbanizing // Zoning – E1		

Background: This project has had difficulty in proceeding due to NRS complications. The project involves removing/rearranging lines on an existing lot (on Hooper Place) and creating new lots. This is called a merger and re-subdivision and is allowed for existing lots that were created by a map. The difficulty is that it also includes a parcel that WAS NOT created by a previous map, but rather was created by deed long ago. Consequently, the project had to be split into 2 maps. The first will do a parcel map on the deeded lot, then the large lot will be included in the merger and re-subdivision parcel map along with the Hooper Place lot.

History: This project has had difficulty in proceeding due to sewer and water limits on lot size. The applicant previously divided the 1 acre lots along Hooper Place around 1992, back when 1 acre lots were allowed. Most of the lots along Hooper Place are 1 acre.

Around 20 years ago, the Master Plan and County Code were changed to require lots less than 5 acres to have community sewer and water service, along with some exceptions. This is placed in the sewer and water Master Plan sections and code titles. Unfortunately, the E-1 Zoning District text was NOT updated. So, people reading it may not understand ALL of the Code limits that apply to their project. The County continually gets inquiries into developments of these smaller lots, but they have not been allowed for a long time, except for instances of 1-2 acre cluster development projects.

These changes likely came about due to State requirements. The State currently keeps track of septic tank density and can require groundwater studies for new septic systems when densities get high. How this works at the state level is unclear. In addition, with high well densities the State can impose review and water right requirements on local government parcel maps. The County changed its plan and code, which has prevented the State from imposing its own review and approval requirements.

The original submittal came about when the 399 Sheckler Cut-off property came up for sale, and the applicant purchased it. The project was very different than the current submittal and involved different lands - but the lot size issue was present. Staff brought up the issue, and the project has been postponed until the applicant decided what to do. Recently the applicant decided to reconfigure the project and the lands involved. The current proposal is a request to continue to allow the 1-acre lot sizes similar to the 1992 development of the area.

Summary: In the first parcel map, the applicant proposes to create 2 lots from the 4.52-acre parcel at 399 Sheckler Cut-off creating a 1.20 acre house lot on the river, and a large vacant remainder parcel. The second parcel map will merge the large remainder with the lot at 5967 Hooper Place, and then create 3 lots, 2 of which will be 1 acre each, and the remainder will be 2 acres. If the 1 acre lots are allowed again, the remainder will presumably be divided into two more 1 acre lots in the future.

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 for existing buildings or facilities. An irrigation easement runs through the middle of the proposed lots on Hooper Place, but it leaves adequate hand for home construction.
- **Lot size and width:** The E-1 zone has a 1-acre minimum lot size and dimensional requirements. The proposed lots comply with these standards.
- **Access, sewer, and water facilities:** With Sheckler and Hooper Place abutting the property, all lots will have access to paved public roads, as required by County code. There is no community water or sewer system. The applicant proposes private water wells and septic to serve the lots. The house lot on the 1st parcel map already has services. See comments under Criterion 4, below, regarding public services and specific road requirements.
- **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 2 parcel maps will need to pay fees for 4 lots before recording unless they have already satisfied the requirement.

CCC 16.12 provides extensive requirements for submitting land division maps. 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 E-1 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, which are discussed under criterion 2, below. The Master Plan also includes policies regarding the use of water wells and septic systems on new parcels less than 5 acres in size:

Policy PSF 1.14.1: Areas planned for urban or suburban development (residential densities greater than one unit per five acres or comparable non-residential development) will be served by a community water supply system. In accordance with adopted and existing County policies and ordinances, all new systems and facilities shall be dedicated to Churchill County.

Policy PSF 2.2.6: If a new land division development proposes the use of on-site sewage treatment and disposal systems on lot sizes of less than one unit per five acres or smaller, the proposal **shall not be approved** unless it qualifies for one of the following exceptions ...

The listed exceptions include, (a) mergers and boundary line adjustments NOT creating new lots; (b) development in the E-1 zone where sewer and water will soon be installed; and (c) infill situations allowed in Code.

While the Code does not yet have the exceptions, the project could be considered to be infill development so lots can be less than 5 acres. But that does not mean all situations should allow 1-acre lots. Staff recommends that since 1-acre lots caused the over-use of septic and wells and the change to County Code. A more appropriate size would be larger –2 acres or more. Staff recommends that the application DOES NOT conform with the Master Plan.

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

The proposal will be similar to and 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. The main issue regarding the above noted Master Plan policies is that continuing 1-acre lots may contribute to degradation of water quality and supply.

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

There are no public sewer and water facilities on 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 complies with the practice. As noted above, the Master Plan indicates that new lots under 5 acres should be served by community sewer and water.

The property will be served by Sheckler Cut off, a state highway and Hooper Place a county-maintained road serving about 10 homes. Both are paved and have adequate easements. Residential traffic from the new parcels will marginally increase traffic on Sheckler Cut-off and Hooper Place, and nearby roads but such roads have adequate capacity.

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:

DENIAL

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 NOT** been met for the parcel map application, and therefore recommend that the Board of County Commissioners **DENY** the parcel map for Ronald and Paula Giovanetti to divide APN 008-572-26 and APN 008-572-25 into 4-lots.

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) 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.

Application:	Reversion to Acreage	Application #:	PC25-10
Applicant:	Amber Hood	Owner:	Austin and Amber Hood
Representative:	Steve Bell, Bell Land Surveying		
Site:	642 Peaceful Way and (APN: 008-391-49) – 2.27 ac and 660 Peaceful Way (APN 008-391-48) – 1.6 ac		
Designations:	Master Plan – Urbanizing // Zoning–E1		

Summary: The applicant is requesting a Reversion to Acreage to combine 2 parcels of land owned by the applicant into one lot. The merger is to allow for future lot development. **Note that** the County has very little discretion to deny or require changes to a Reversion to Acreage.

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:** The proposed lot merger will not create setback or easement problems.
- **Sewer, water, and utility facilities:** The property will use water well and septic systems in the future. Consultation with utility and video service providers is not needed in this case.
- **Generally:** Outside storage, parking and loading, lighting requirements, landscaping, friction zone buffering, signage, and community development fees are not applicable for lot mergers.

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** establishes the area as Urbanizing Area and is implemented by the E-1 residential zoning district. Most Master Plan policies are not applicable to the issue of a lot merger. Both **GOAL LU 2** and Policy LU 2.1 discuss compatibility issues that are discussed under criterion 2. The lot merger will take two lots and create a single lot which still conforms to the master plan.

2. Compatibility with existing adjacent properties and uses.

Intensity of future development will be reduced by eliminating one of the lots. The proposed lot merger is compatible with the adjacent uses.

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

The proposed lot merger will not change existing conditions. It may actually enhance these protections by reducing the number of individual lots needing well and septic.

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

The proposed lot merger will not change existing conditions. It may actually reduce the future demand on public services and roads by reducing the number of individual lots available for development. There are no public sewer and water facilities on the site though they are nearby at the Onda Verde subdivision. Power, communications, and gas services exist nearby. Future road traffic on the adjacent paved roads may be reduced by reducing the number of lots.

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, options for Findings are provided below.

STAFF RECOMMENDATION: **APPROVAL.**

MOTION FOR FINDINGS: 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 Reversion to Acreage application, and therefore recommend that the Board of County Commissioners **APPROVE** the Reversion to Acreage Map for Austin and Amber Hood to merge APN 008-391-49 and APN 008-391-48 into 1-lot.

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
- 2) Any final changes required by the Churchill County Surveyor shall be made prior to recording, including but not limited to any topographical and map errors shall be corrected

Application:	Parcel Map	Application #: PC25-11
Request:	Create 2 parcels	
Applicant:	Steve Bell, Bell Land Surveying	
Owner:	Benard and Joyce Ponte Family Trust and Cynthia Troxel	
Site:	1250 Rice RD (APN: 008-272-03 soon to change to 008-272-04) – 65.52 ac	
Designations:	Master Plan – Urbanizing // Zoning – E1	

Summary: The applicants propose to divide the farmstead from the farmland, creating 2 lots. The existing property was about 66.29 acres with 50.29 acres of water rights before a boundary line adjustment that reduces the farm with the farmstead to 65.52 acres. The BLA extends the 2 properties on Tamara Lane ownership (parcel 5 and 6) onto the TCID easement. The parcel map is not intended to create a new development, but rather create a 3.55 ac. parcel for an existing residence and a large parcel of vacant land (farm). The large parcel will be 62.07 ac with 48.89 ac. of water rights.

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. Later development must meet setbacks and avoid applicable easements.
- **Lot size and width:** The E-1 zone has a 1-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 road easements, both parcels will have access to existing roads, as required by County code. Their future development on the farmland will require fire truck accessible driveways to buildings. There is existing water and sewer services for the residence. Water or sewer service will not be needed for the large vacant parcel. Future development will require these services are met.
- **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. In this case, water dedication is required to satisfy the requirement since water exist on the property.
- **Land division road standards:** The proposed land division requires legal and physical access. The large lot will front on Wade Lane (a County maintained paved road) and meets the requirements. The small lot takes access over a canal bridge, across another lot (the water company lot), onto Rice Road. This would normally need to be a paved County standard road. But a Variance was approved (Nov. 2024) to allow a minimum access road, being a 20' gravel standard with other requirements.

The small lot will be served by an existing bridge. The County Code requires that existing bridges must be investigated to confirm that they are adequate for fire truck crossings to the satisfaction of the Fire Marshal. A condition of approval is recommended to address the adequacy of the bridge. Note that the Fire Marshal's initial response is that the bridge is adequate.

CCC 16.12 provides extensive requirements for submitting land division maps. 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 E-1 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 Master Plan also includes policies regarding the use of water wells and septic systems on new parcels less than 5 acres in size that deal with the consequences of density on water quality and quantity:

Policy PSF 1.14.1: Areas planned for urban or suburban development (residential densities greater than one unit per five acres or comparable non-residential development) will be served by a community water supply system. In accordance with adopted and existing County policies and ordinances, all new systems and facilities shall be dedicated to Churchill County.

Policy PSF 2.2.6: If a new land division development proposes the use of on-site sewage treatment and disposal systems on lot sizes of less than one unit per five acres or smaller, the proposal **shall not be approved** unless it qualifies for one of the following exceptions ...

The listed exceptions include, (a) mergers and boundary line adjustments NOT creating new lots; (b) development in the E-1 zone where sewer and water will soon be installed; and (c) infill situations allowed in Code.

While the Code does not yet have the exceptions, the project could be considered to be infill development so lots can be less than 5 acres. Staff recommends that proposed 3.55 acre small lot is adequate to provide protection for the water quality and quantity concerns caused by density. 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. The existing home is served by septic and well, as would the farm lot in the future. Other public utilities (power and gas) do exist and can serve the proposed lots. Current county practice is for roads and property lines to include utility easements. The map complies with the practice.

Current County Code Title 13.04.120 requires that Second and Subsequent Parcel Maps inside the service area with lots less than 5 acres must be served by the County water system.

13.04.120 Area Served Properties within the boundaries of the service area shall be eligible to receive water from the county in accordance with this chapter. The following properties, developments, or permitted projects must connect to the county water system:

1. Subdivisions, planned unit developments and **second and subsequent parceling** of land that create new parcels of less than five (5) acres in size.

... ..

This property is inside the service area, and the small lot is 3.55 acres. It is supposed to connect to the water system unless the County Commissioners allow an exception, per Title 13. Variances have previously been approved to allow farmers to split off the farmstead. Staff supports allowing a similar exception to Title 13 in this case, which is included in the motion.

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 PC25-11, and therefore recommend that the Board of County Commissioners:

- (A) **APPROVE** the parcel map for Benard Ponte Family Trust and Cynthia Troxel to divide APN 008-272-04 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.
- (D) **ALLOW** an exception to CCC13.04.120 to not connect to the county water services.

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) The road serving Parcel 3 shall be shown on the map and labeled that it be upgraded to the County Minimum Access Road standards.
 - b) The road serving Parcel 3 shall be upgraded or bonded to the County Minimum Access Road standards before recording the map, and shall be provided with other requirements in County Code (see CCC 16.16.010.7(B)(4).
 - c) Any changes to the bridge required by the Fire Marshal shall be installed or bonded before recording the map.
 - d) 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.

- e) 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.
 - 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

Application:	Parcel Map	Application #: PC25-12
Request:	Create 4 parcels	
Applicant:	Steve Bell, Bell Land Surveying	
Owner:	Mic Casey for Casey Family trust	
Site:	Trento Lane (APN: 007-121-09) – 80.05 ac	
Designations:	Master Plan – Urbanizing // Zoning – A10	

Summary: The applicant proposes to divide 80.05 ac. parcel to create 4 lots of approximately 20 ac. each. The property is served by Trento Lane, a county-maintained gravel road. Consequently, no road construction will be needed to provide access to the new lots. Note that one consideration in this staff report is the proposed lots are very long and narrow being a ratio of 8:1. Such lots have been denied before, though this situation is different. See the discussion 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. Later development must meet setbacks and avoid applicable easements.
- **Lot size and width:** The A-10 zone has a 10-acre minimum lot size and dimensional requirements. Minimum lot width of 300'. The proposed lots comply with these standards. All the lots are approximately 323' wide and 2645' long.

These lots are a ½ mile long and result in a length to width ratio of 8.2:1 – making them very long lots. Creating such long lots for homesite development creates obstacles for future development, including the ability to extend roads through that area. It should not be done unless there is a good reason, and the County has denied other lots like these.

In this case, creating long skinny lots is less of a problem since the lots are very large (20 acres) so they are not cramped. In addition, they are set up for future development by north-south road easements splitting the lots at the mid-point, allowing them to be split into 10 acre lots in the future. There is also a road easement running east-west from Trento Lane to the mid-point road easement. Staff recommends that these provisions overcome the problems with such long and skinny lots.

- **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, all parcels will have access to public roads, as required by County code.. Their future development will require fire truck accessible driveways to buildings. Water or sewer service will not be needed for the large vacant parcel. Future development will require these services are met.
- **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 4 lots before recording unless they have already satisfied the requirement.

- **Water channel protection:** CCC 16.16.010.1(C) and (D) require the protection of water channels using easements. This is mainly for natural stream paths, and water delivery. This property has the Pearl Slough running through the west half of the property in a very sinuous pathway. This is not a natural waterway, but rather TCID has historically delivered water into it in flood years to dump water into the desert – in this case to Mustang Pond. It was recently used in 2017 and 2021. Just north of the subject property, a home was built in it which was threatened when the slough was used. Further north a road was built across it without a water crossing, causing the road to blow out. An inquiry was made to TCID, which indicates that it used to use the slough but now they have the new flood wiers to release water. They do not plan to use the slough in the future. No easement is needed on this map.
- **Land division road standards:** The proposed land division requires legal and physical access. All 4 proposed lots will front on Trento Lane, which is a privately-maintained dirt and gravel road that is not constructed to any standard. This road is required to be maintained by the sand mine operating north of the site, so it has received some improvements. But to be used for a land division, the road must be upgraded to a County gravel standard reaching southward to the paved part of Trento Lane. The road may need minimal improvements in some locations, and more in others. Improvements will need to include checking the base thickness, adding base, and adding drainage ditches along the sides. Road standards and road work need to be indicated on the map.

CCC 16.12 provides extensive requirements for submitting land division maps.

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 E-1 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. No water or sewer services will be needed. Other public utilities (power and gas) do exist and can serve the proposed lots. Current county practice is for roads and property lines to include utility easements. The map complies with the practice.

The property will be served by Trento Lane, which is a privately-maintained road in a 60' road easement. However, the Creating the 4 lots will marginally increase the residential traffic on the Trento Lane and nearby roads but such roads have adequate capacity to handle it.

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 PC25-12, and therefore recommend that the Board of County Commissioners:
- (A) **APPROVE** the parcel map for Casey family trust to divide APN: 007-121-09 into 4-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) Trento Lane shall be labeled as being upgraded to a county gravel road standard and offered for dedication.
 - b) Trento Lane shall be upgraded or bonded to a county gravel road standard before recording the map. Improvements must extend from the northmost lot southward to the county-maintained portion of Trento Lane.
 - c) 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.
 - d) 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.
 - e) 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.

Application 1:	Parcel Map - 4 lots	Application #:	PC25-13
Application 2:	Parcel Map - 3 lots	Application #:	PC25-14
Request:	Create 6 residential lots		
Applicant:	David Crook, Lumos & Associates		
Owner:	Bart and Shirley Hiatt		
Site:	Boundary Rd (APN:009-071-27) – 66.54 ac		
Designations:	Master Plan – Agriculture // Zoning – A10		

Background: This property was a farm in the past. The US Fish and Wildlife Service purchased the property and removed the water. They sold the property to the applicant without water. The property is located on Boundary Road, which serves as the east boundary for the Fallon Paiute-Shoshone Reservation. These 2 parcel maps implement a tentative parceling plan to create 6-lots and was approved by planning commission in May 2025. A tentative parceling plan is usually required when a series of parcel maps are planned – usually creating 3 small lots and a larger remainder, then splitting the larger remainder into another 3 small lots, etc. In this case, the tentative parceling plan uses 2 parcel maps. The 1st is creating 3 small lots and a larger remainder. The 2nd parcel map splits the remainder into 3 lots.

Summary: The applicant proposes to create 3 small lots of about 11 acres each and a larger remainder of 33 acres to implement the first parcel map of the tentative parceling plan. To implement the 2nd parcel map, the applicant proposes to split the larger remainder into three lots of about 11 acres. All the created lots will be residential – allowed use in the existing zoning district. The new lots will front Boundary Road, which is a County maintained gravel road. Consequently, no road construction will be needed to provide access to the new lots.

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. Later development must meet setbacks and avoid applicable easements.
- **Lot size and width:** The A-10 zone has a 10-acre minimum lot size and dimensional requirements. The minimum lot width is 300'. The proposed lots comply with these standards.
- **Agricultural Protection:** The code has Friction Zone and Land Division requirements to protect adjacent agricultural operations. In the tentative parceling plan an Agriculture Protection Plan was required and a 75 foot “agricultural protection setback” established along the north line to keep buildings away from that farm field. The 1st map implements that requirement.
- **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 2 parcel maps will need to pay fees for 6 lots before recording, unless they have already satisfied the requirement.

CCC 16.12 provides extensive requirements for submitting land division maps.

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 E-1 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 result in an increase of residential use and human activities compared to the existing vacant lot. But it is comparable to what takes place on the existing nearby development to the northwest and southwest. To the northwest are 4 homes close to the property, and to the southwest are 3 homes close to the property. These homes are on lots or reservation properties in the 10–15-acre range – some related to agricultural fields. Another large lot farm home is next to the east property line. The main consequence of the development will be slightly more traffic and human activity in adjacent areas due to the new population passing through those areas. 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. No road, water or sewer services will be needed. Lots will access existing roads. 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.

The new development will increase traffic on nearby roads. Normal residential traffic from the development will use Boundary Road and Stillwater Road. Some traffic may instead use the paved Reservation Road to reach Stillwater Road. All nearby roads are County or State maintained roads that will not be overburdened.

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 future parcel maps. Parcel maps sometimes offer to dedicate the land within a right-of-way to the County. But the Road Supervisor and Staff recommended NOT requiring this due to the location of the road in federal easements, and the proximity to the reservation boundary during the tentative parceling plan. In addition, no NEW road construction is required since the property fronts Boundary Rd which is a county-maintained road.

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 applications PC25-13 & 14, and therefore recommend that the Board of County Commissioners:
 - (A) **APPROVE** the 2 parcel maps for Bart and Shirley Hiatt to divide APN 009-071-27 into 6-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) 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.

Application:	Variance from road setback	Application #: VAR25-13
Applicant:	Michael Browning	
Owner:	Joshua Sherer	
Site:	4705 Saint Clair Rd (APN:006-271-05) – 8.6 ac	
Designations:	Master Plan – Agriculture // Zoning – A5	

Background: The variance request came in after the building department found construction workers establishing foundation pads in front of the existing residential house. The column pads which appear to be an additional porch were placed beyond the existing building envelope, almost on the road easement. The construction was stopped prompting the variance request.

Project Summary: The applicant proposes to add a room to the front of an existing building that was built in the 1949 predating the code. This addition will fill in the corner and will not extend further than the existing house. Normally, for the A5 zone, the front setback requirement is 30' from the road easement. The road easement is 30' measured from the center of the St. Clair Rd. Note that Saint Clair is a county-maintained road with a speed limit of 45 mph, and as established by CCC 16.16.020.1, an additional setback of 30' more than the listed 30' front setback is required along all State and County-maintained Road with speed limits greater than 25 miles per hour, unless the lot is less than 1.5 acres in size. This lot is 8.6 acres therefore the additional 30' setback is required. So total setback from the road easement required is 60'. Currently, the existing building is exactly 10' from the road setback.

Note that the existing structure is grandfathered in, and the addition will not extend any closer to Saint Clair than the existing house.

CCC 16.08.090(F) Findings: In order to approve a variance, the commission shall make the following findings:

- 1. The property is characterized by an extraordinary or exceptional situation or condition, such as exceptional narrowness, shallowness or shape, or it has exceptional topographic conditions at the time of enactment of the regulations.***

The applicant – The property was built in 1949 meeting the requirements at the time. Currently, the setbacks is 60' from the road easement. The existing house is within the setback, but it is grandfathered in. The addition is not extending any closer to Saint Clair than the existing house and it cannot be placed to the back of house because of an existing septic system and TCID drainage line.

Staff - The site is 8.6 acre in size and over 80 percent is an established farm. The existing building was constructed before the current code was adopted. For the existing structure and the proposed additional room to meet the County's site development standard, the structure would have to be torn down and moved, qualifying this as an exceptional condition. But the existing setback should not be reduced more.

- 2. The strict application of the regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property.***

The applicant – Existing house would have to be moved back by approximately 50 feet to accommodate the easement requirements for the proposed room addition. Tearing down and rebuilding new home is not cost effective.

Staff – The current home, well and septic has been established since approximately 1949 and it would create undue hardship on the applicant if they had to reconfigure the well or septic systems, tear down the existing house and put a new house to meet the current code.

3. Granting of this variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity.

The applicant – There are no neighbors to the north. New proposed addition sits well within building envelopes and property lines.

Staff – The current home has been placed in this location for more than 70 years, and the neighbor to the east separated by the Saint Clair Rd will not be affected by the addition. Other neighbors are some distance away and will not be affected by the proposed additional room. The addition will be even with the portion of the existing house that is closest to the road and will not reduce the existing setback more. Adding the room will not be materially detrimental to public health, safety, or welfare, or injurious to the property or improvements in the vicinity.

4. The proposed variance is consistent with the intent and purpose of this title.

The applicant – The Proposed addition will not encroach, Saint Clair any further than the existing home. There will be no impact or impairment on the existing farmable land.

Staff – The purpose of front setbacks is to ensure that building are positioned a safe distance from the road and allow for future enlargement of the road promoted and consistent street image. The addition of the room does not create any new conditions that affects the intent and purpose of this title than it is already.

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 16.08.090(F) HAVE **BEEN** met and therefore **APPROVE** the Variance VAR25-13 to add the new room to the existing house for Joshua Sherer at 4075 Saint Clair Rd (APN: 006-271-05). 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. The variance approval is to allow only for the requested additional room to the existing house.
2. The additional room must not encroach toward Saint Clair Rd more than the existing house.
3. The new foundation pads closer to the road easement must be removed.
4. Setbacks for any other future development must meet current site development standards.
5. The approval of this variance expires one year from the date of the final decision. Construction must begin before expiration.

Application:	Special Use Permit	Application #: SUP25-37
Use Listing:	Expansion of Rail Based Services & Industrial Park – Phase 3 rail expansion.	
Applicant:	Bill Staab for IRG Realty Advisors, LLC	
Owner:	Port of Nevada 1, LLC	
Site:	17127 Inland Port Dr. (APN 009-251-77) – 105.61 ac	
Designations:	Master Plan – Industrial & Hazen-Swingle Bench Planning Area // Zoning – Industrial	

Site History: The Port of Nevada was established long ago at the county line – in fact its driveway is in Lyon County. The project has a long history with the county.

The site timeline is provided below, along with previous SUPs approved for the properties:

- 1) Metals processing SUP (2002) – use ended.
- 2) Asphalt storage SUP (2005) – use ended. The asphalt business encompassed the entire existing facility at the time and included the propane tank farm and the propane powered boiler (in the smaller building). It also included an asphalt storage tank farm and extensive piping (north of the main building), which have recently been removed.
- 3) Currently, the Crestwood gas supply business is using the tank farm (3 very large cylinders) area of the site, though a SUP was not submitted for it (check this).
- 4) Multi-tenant laydown yard with rail SUP for Black Gold Terminals (July 2018). Project was not implemented.
- 5) In 2020, Industrial Realty Group LLC (a national company specializing in rail properties) purchased the property (both sides of the tracks) and adjacent lands in Fernley. They created the Fernley Business Park LLC to be the current owner and has long range plans for major development of the larger site.
- 6) Continued transloading operations from 2020 with no immediate improvements.
- 7) Rail Service Facility SUP (March 2021) for Fernley Business Park of limited scope to do only rail spur replacement, reconfiguration, and extension near the building complex to facilitate rail car movements within the site, and minor expansion of the transloading area.
- 8) Rail Service Facility SUP (July 2023) for Fernley Business Park of limited scope to do only rail track extensions southward, and additional spurs west of the building complex, and expansion of the transloading area.
- 9) Rail Service Facility SUP w/Variance (March 2024) for Western Nevada Transload / Fernley Business Park for a container storage yard and related facilities, as well as additional rail extensions located at the south tip of property and additional interior rail spurs.
- 10) Rail Service Facility SUP w/hazardous materials (Feb 2025) for Energy Transfer LP for butane railcar transloading with no structural facility changes. ***NOTE: Crestwood was recently acquired by Energy Transfer LP, which is the recipient of the butane transloading operation.***
- 11) Expansion of rail-based services and Industrial Park SUP (May 2025) which included addition of warehousing storage and distribution facility with night operations, and with high traffic volumes.

For future reference, future development will require additional permitting. In addition to SUPs required in the Code for different land-uses, the Code also requires that uses that generate high volumes of traffic obtain a SUP and perform a traffic study. The Code also requires uses that handle hazardous substances to obtain a SUP, such as tanks of hazardous fluids. The Code also requires uses that may impact public health and safety to obtain a SUP, such as storing large quantities of flammable materials outside. In summary, future facilities can require a Special Use Permit on multiple grounds. Previous permits included phasing of which the current application is part. Phase 1 included cargo container yard. Phase 2 included the large warehouse. This phase extends the rail track westward.

Project Summary:

This application is for phase 3 which includes rail spur and transloading expansion mostly across the main driveway. The site plan shows the improvements in detail. The track expansion will begin where the phase 2 track extension ended - east of the existing driveway. The project includes adding 2 groups of rail spurs that extend west across the existing driveway. Each group will have several spurs surrounded by transloading area. The existing driveway will be routed eastward around the phase 3 rail expansion, across the tracks, and connecting to the office. A weight scale is shown near the main gate, and support facilities are also proposed.

The applicant indicates that the expansion of the rail siding is to supplement the already existing transload capacity for existing and new customers. Existing customer commodities will include grains, perlite, diesel, propane (Midstream), butane (Tactical cleaning), ammonia nitrate, and bulk dimensional shipments and in the future, plastics and used motor oil. Generally, operation will continue similar to existing.

Notices:

Notices were sent out. A comment letter from NDOT was received. It provides boilerplate comments that include the need for NDOT approvals for access onto or improvements within the highway right-of-way. Note that none are proposed, and NDOT review was just recently performed for the new warehouse. It also points out that "regional" access may need review from NDOT through a traffic letter. It also points out that signage fronting the highway will need NDOT review and approval. These are included in recommended conditions of approval.

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.

The surrounding land uses along US 50A are predominantly vacant desert land. The exceptions are the Patua geothermal and solar plant ~3/4 of a mile north, geothermal piping and related facilities in the nearby desert, and the Resource Way commercial site 1000' to the south. The lack of other uses makes the proposal generally compatible with surrounding 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 Master Plan designation and Zoning District for the site are both Industrial. **The proposed Rail-Based Industrial Park is a listed use** in the use table of the development code, requiring a Special Use Permit. Most Master Plan policies are not applicable to the development of commercial uses, or are neutral in terms of general industrial activity. The main applicable section in the Master Plan is Chapter 11 Land Use, which requires protection of the community from new development.

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

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

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

Compatibility issues of aesthetic, character, and balance are discussed under criterion 1, above. The proposed development must conform to the County Development Code. Conditions of approval will address specific issues, including:

- **Height, Setbacks, and Easements:** The new rail track is not subject to setbacks. The improvements do not encroach on any easements.
- **Office, Sewer, and water facilities:** The site has existing water well, septic system, and office.
- **Outside Storage Requirements (CCC 16.16.020.3.1):** Shipping containers have limits, but none are proposed. Outside material storage has screening requirements, but none is proposed. Transloading will move materials from one vehicle to another without long term storage. Extensive storage of shipping containers or outside storage is not approved for this area without further SUP review for the development.
- **Parking and Loading Requirements:** The parking code (including handicapped parking) requires parking for businesses and similar uses, which is determined through the Code with interpretation by the Planning Director. The parking code considers the proposed use to be similar to Manufacturing (the closest comparable use), which requires 1 parking space per employee, and 5 for visitors. The applicant suggests no additional traffic. The previous SUPs provided for extensive parking at the warehouse and office. There is extensive space available for parking in these areas and throughout the site. The Director determines this to be adequate for the rail expansion.
- **Landscaping:** Landscaping requires 1 tree per 15 parking spaces, and a 10'-wide landscaped buffer along public roads. Previous applications provided a landscape plan that is focused within the parking lots and met required parking lot tree requirements. The code also requires a 10' road landscape strip, which is in progress with warehouse construction.
- **Signage and Lighting Requirements:** The application indicates no change to signage and lighting.

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 near the site. Private sewer and water service currently exist at the main office, and new facilities will be built for the approved new building which is underway. Extensive power will be needed for the site. In the previous SUP the applicant indicated working with NV Energy to extend additional power. Public road infrastructure is discussed below. The Sheriff did not provide any comments on the project relating to police and security matters. The applicant has been consulting with the Fire Marshal regarding fire issues, and the expansion will need approval from the State Fire Marshal. The proposed expansion will not overburden public services and infrastructure.

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

The application indicates that minimal increases in employee traffic are expected from the rail expansion. Nevada Dept. of Transportation (NDOT) controls access to the Reno Highway and requires new businesses to obtain or update their access permits and authorizations, and was consulted regarding the warehouse project. Comments were received from NDOT, which indicate the applicant needs to coordinate regarding this expansion – possibly providing a traffic letter. Note that no right-

of-way or access improvements are proposed. It is assumed the existing NDOT access is adequate for the expected increase in traffic.

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

The potential environmental impact issues from the expanded rail spurs and transloading areas are an increase in rail car handling noise, large truck noise, vehicle exhaust smells, dust from land grading, and dust from traffic on new transloading areas. A mitigating consideration is that adjacent users that may be impacted are distant. The Hazen Townsite is 2 miles east, and Hazen farmstead residences are at least 4000' or more south. Commercial uses 1000' or more to the south have few customers or employees. There appears to be adequate separation to mitigate most impacts. The exception is dust impacts which can travel extensive distances, especially in the prevailing wind direction toward Hazen. The site soils are extremely fine and light, making them subject to disturbance and blowing in the wind. Conditions of approval from the previous SUP should be continued for this expansion, which requires that the expanded transloading area and driving paths be graveled. Construction grading for the new rail spurs areas and transloading areas may generate dust during construction. So, staff recommends appropriate dust control measures used during the construction and grading, and appropriate local, state, or federal permits must be obtained.

STAFF RECOMMENDATION: APPROVAL

MOTION FOR DECISION: 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 in CCC 16.08.080(H) and therefore ***APPROVE*** the application for a Special Use Permit by Port of Nevada for Rail Based Services on 17127 Inland Port Drive (APN 009-251-77). 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 provides an extended implementation deadline of 5 years. Construction of facilities after this time will need an additional SUP.
3. This approval provides for minor location adjustments to Rail line placement that may be approved by the director without a new SUP
4. New transloading areas, scale area, relocated driveway, and access to the office shall be graded or paved for dust control.
5. The Rail Industrial Park's existing Emergency Management Plan must be updated to include the new facilities in coordination with the Fire Marshal, and approved by the Fire Marshal
6. The operation must be operated in conformance with County Code and building permit requirements, including but not limited to:
 - a. Business licenses must be maintained.
 - b. Dark Skies outdoor lighting requirements shall be met.

7. 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.
8. All state and/or federal permits required for this type of business shall be obtained and maintained, including but not limited to:
 - a. NDOT reviews and approvals.
 - b. State Fire Marshal approval.
 - c. NDEP authorizations for stormwater and dust control.

Application:	Special Use Permit	Application #: SUP25-38
Use Listing:	Retail and Wholesale Sales Rentals and Repair.	
Applicant:	Jon Bateman for Tractor Supply Company	
Owner:	Derrick Merchant – intermediate owner for Tractor Supply under sales agreement. Current owner is Myway Investment LLC (Milt Wallace of Wallace Realty)	
Site:	11 River Village Dr. (APN: 008-421-05) – 4.83 ac	
Designations:	Master Plan – Urbanizing // Zoning – C1	

Project Summary: The application is to allow for construction of a Tractor Supply store. This new development will include removal of vegetation, a new structure, pavement, parking facilities, landscaping, signage (wall and pole signs), and other accompanying improvement specified in the plan. **Note** that a complication for this project is that the property already includes a billboard that uses up the allowed signage for the site. This is discussed in detail below.

Tractor supply company provides retail sale of products that support general rural lifestyle, and meet the needs for recreational farmers, ranchers, homesteaders, animal, and pet owners. The tractor supply store is approximately 22,000 sf of inside sale space. There are also various outside display areas (mainly for equipment) and a fenced outside product storage area of approximately 20,000 sf. The stores are arranged for optimal product placement and visual display of outdoor sales area. Outside display includes truck accessories, trailers, etc. that are placed outside the fenced area facing the Reno Highway.

Normally a retail and wholesale sales rental and repair in the C-1 zone is approved through a zoning review unless the following conditions are present:

- If over 50,000 sf building
- If outdoor sales or storage are included
- If drive through services is included
- If paint or chemical sales are included

This request provides for outdoor sales and storage, drive through services, and may include paint or chemical sales, therefore requiring Special Use Permit.

Notices:

Notices were sent out. A comment letter from NDOT was received. It provides boilerplate comments that include the need for NDOT approvals for access or improvements onto the highway. Note that none are proposed, and access is from River Village Drive. It also points out that “regional” access may need review from NDOT through a traffic letter. It also points out that signage fronting the highway will need NDOT review and approval. These are included in recommended conditions of approval.

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 property is in the C-1 zoning district. The neighboring property to the south is zoned E-1 residential. There is a friction zone requirement to protect the residential use, being a 100’ building-to-building separation, an 8’ wide landscape strip, and an additional noise/visual buffer up to 8’ sound wall. The proposed plan indicates an approximately 120’ setback from the property and an 8’ block wall along the south property line to block light

and noise. This meets the friction zone requirement. It is important to note that all the immediately adjacent properties are vacant. With friction zone requirements, the proposed store is compatible with the existing 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. **Retail and Wholesale Sales Rentals and Repair is a listed use** in the use table of the development code and must be reviewed through a Special Use Permit **if** outdoor sales or storage and drive through services is included.

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 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.

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.
- **Office, sewer, and water facilities:** State and federal law requires that uses must provide permanent restrooms with water and sewer services for employees working at the site or visitors to the site. In addition, state law also requires an office or other space for posting licenses and notices required by law. The proposed plan indicates these conditions is to be met. Applicant proposes a water well and septic system to serve the development.
- **Signage:** Two signs are proposed for the project – a wall sign at the main building entrance, and a pole sign at the NW corner of the property. The wall sign is roughly 20 x 8 (~160 sf). The sign code allows wall signs up to 10% of the wall area. The proposed sign meets the requirement.

The pole sign is subject to a complicated situation. There is already an existing freestanding billboard at the NE corner of the property that already exceeds the 140 sf area limit and 20’ height limit for the property. The property has a history of billboard SUPs. In 1985, there were 2 large billboards proposed. These were denied, and the signs were modified to greatly reduce their size to less than 100 sf, which was then approved. These have gone away since the land was subdivided into the

current development. Another SUP was proposed in 1991 for a large billboard at the current billboard's location. It was also denied. It was then appealed, withdrawn before appeal, reduced in size, and approved by the Planning Commission in 1992. The approved sign was 10 x 20 (200 sf) and 25-30 feet high. A Building Permit was issued (BP1627B).

The pole sign proposed in the application has no dimensions, but the applicant indicates it will meet the normal sign limits. This sign would not be allowed, since the allowed signage for the property has already been used. Installing the new sign means that the existing billboard needs to be dealt with in one of two ways. The existing billboard could be removed to allow the sign area to be used by the new Tractor Supply pole sign. Or a variance to more than double the allowed sign area can be obtained to allow both signs. Recent conversations with the current landowner indicate that he plans to request a variance. Also NOTE that NDOT indicates they must review and approve signage along the highway.

- **Lighting:** Lighting is proposed. Floodlights are not allowed. Lights may not shine upward, nor shine horizontally onto other properties or roads. Permanent lighting is proposed, and details are provided showing conformance with County Code.
- **Outdoor Storage:** Outdoor storage is proposed in front of the building for equipment and product storage. A fenced outdoor storage area is located east of the building which holds bulk materials that must be screened, which is proposed.
- **Parking:** The parking code requires 1 space per 300 sf for this 22,000 sf building, being a total of 74 spaces. A paved parking lot is provided, with 75 parking spaces: 66 normal spaces, 3 ADA parking spaces, 3 double spaces for truck and trailer parking (equal to 6 normal spaces). In addition, 1 loading bay is provided. All ADA accessible routes meet ADA requirements. Landscaping is also needed for marking lots – see the landscaping section.
- **Friction Zones:** The property is in the C-1 zone. The neighboring property to the south is zoned E-1 residential. There is a friction zone requirement to protect the residential use, being 100' separation building-to-building, 8' wide landscape strip, and additional noise/visual buffer required up to 8' sound wall. The proposed plan indicates about 120' setback from the property and an 8' block wall along the south property line to block light and noise – also see the landscaping section. This meets the friction zone requirement.
- **Landscaping Requirements:** The County Code requires 1 tree per 15 parking space, with 5 parking lot trees required. Parking lots for new commercial uses must buffer parking from adjacent residential properties. Street landscaping is required for the 2 street frontages. Friction zone requirements include landscaping. The application proposes landscaping along all the street fronts, within the parking lot, and all-round the property to meet the landscape buffer requirements. The applicant also plans to use drought tolerant bushes, plants, and trees. Landscape requirements are met.

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 is proposed 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.

In the application, 69 peak hour trips are estimated from the ITE manual for the site, with tractor trailer trips of 1-2 per day for delivery drop off. This doesn't trigger a traffic study requirement. The property will be accessed from the River Village Drive with commercial driveway installed per requirements of the Road Department. But since River Village Drive connects directly to the US 50, NDOT comments indicate that it may require a review and approval.

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:

- Dust produced from grading activities and clearing the site. State permits will require reasonable prevention of dust during grading and construction. Normal dust control measures will mitigate impacts.
- Occasional noise from the customer traffic, delivery trucks and weekly trash trucks. Since a landscape buffer and 8' wall is proposed along the south line of the property, noise impacts will be minimized.
- A large propane tank will be stored inside a stored fenced outdoor display. Large propane tanks are susceptible to damage from heavy objects or fire, leading to potential explosions or fires. Leaking if not detected pose a health risk and gas poisoning. 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 Marshall.

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 SUP25-38 for wholesale retail and repair services to establish a Tractor Supply Company Store at 11 Village Dr. (APN 008-421-05). 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. Floodlights are not allowed. Lights may not shine upward, nor shine horizontally onto other properties or roads.
 - d. Outdoor storage areas must be arranged in neat rows or groupings.
 - e. No additional signage is permitted unless the existing sign (billboard) is removed or a variance permitting the extra sign is granted.
3. All requirements from the Road Department must be met.

4. All federal, state, and local permits and requirements shall be obtained and maintained, including but not limited to:
 - a. NDOT reviews and approvals for highway access and signs along the highway
 - b. the LP Gas Board
 - c. State and local Fire Marshalls
 - d. NDEP dust control and stormwater permits
 - e. State water right and public water system requirements.

Application:	Special Use Permit	Application #: SUP25-39
Use Listing:	Personal training.	
Applicant:	Adam Johnson for GreenWave Grappling LLC	
Owner:	Casey Pomeroy	
Site:	2262 Reno Hwy (APN 008-361-40) – 0.09 ac	
Designations:	Master Plan – Urbanizing // Zoning – C1	

Summary: Note that this business is already in operation. This application came about after learning about the business through the business license application. The applicant is seeking a Special Use Permit (SUP) to offer personal training at the multi-tenant business location on 17127 Inland Port Dr. The applicant will be the sole operator of the martial arts academy at the facility. The space he rents includes approximately 500 sf that will be used for training sessions, a restroom, and an office. He estimates an average of 20 daily visitors. The business operates mostly in the evening Monday through Thursday from 5pm – 7:30 pm and Saturday morning from 9am – 12pm. There are often daytime classes twice a week on Tuesday and Wednesday from 10 am – 11 am. The training is closed on Fridays.

The business would involve groups of participants arriving at this location at the same time, using amenities such as parking, septic, water, restroom, or access. Business that does training in classroom settings can have large number of people arriving for the same class and sometime overlapping the next class. This can overwhelm the parking lot and other facilities which is why a special use permit is needed.

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 site and the adjacent lands to the east, west and north are in the C1 zoning district. Across the Highway is the Walmart shopping center in the city of Fallon. The closest residential neighborhood is the MN park just to the east. The use is compatible with the existing 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-1 Commercial. **Personal Training is a listed use** in the use table for the C-1 zone needing a SUP to be approved. Most Master Plan policies are not applicable to the development of commercial uses or are neutral in terms of general commercial activity. The main applicable section in the Master Plan is Chapter 11 Land Use, which requires protection of the community from new development.

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

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

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

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

- **Permanent Business Facilities:** 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 Application meets the requirements.
- **Sewer and water facilities:** The property is already served by the county water and sewer system. The proposed business will continue to do so.
- **Generally:** Outdoor storage screening is not required. There are no signs proposed. However, there is an existing sign on the building that is within the sign limits. Future proposals must meet sign standards for C-1. provided in **CCC 16.16.020.6**. New and expanding business must meet the landscaping code requirements, but this business is occupying an existing facility that already meets code requirements.
- **Legal and physical access:** The site has legal and physical access to the Reno Highway with both egress and ingress.
- **Parking:** The application indicates a maximum of 20 trips per day and the business mostly operates in the evening or during the weekend when other businesses are closed. A classroom business can overwhelm a multitenant parking lot, forcing parking onto other properties. However, the night and weekend hours will mostly avoid competing with other businesses and the small class capacity will minimize conflicts during normal business hours.
- **ADA accessibility:** Businesses with employees and/or public access need to meet ADA accessibility requirements. Building Official determined that the space already meets ADA accessibility requirements.

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

There are public sewer and water services on the site. 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. All access and driveways already exist. The applicant suggests there will be limited impact on traffic, with a maximum of 20 trips per day split between 2 sessions. While group of visitors will arrive and leave at the same time, the numbers are modest, minor 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.***

Very minimal impact is expected since the facility already exists. Also see criteria 4 regarding traffic impacts.

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 SUP25-39 for Adam Johnson of GreenWave Grappling LLC to establish a personal training facility, **LOCATED** at 17127 Reno Hwy. (APN 009-251-77). This approval is subject to conditions, as listed in the Staff Report.

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

1. The 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. Fire department inspections shall be maintained
2. 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.

<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
November 12, 2025

Omaha Track, SUP Review, 1006 Nevada St, APNs 009-251-86 & -92







Cheek Construction, SUP Review, 9843 Carson Hwy, APN 007-171-76



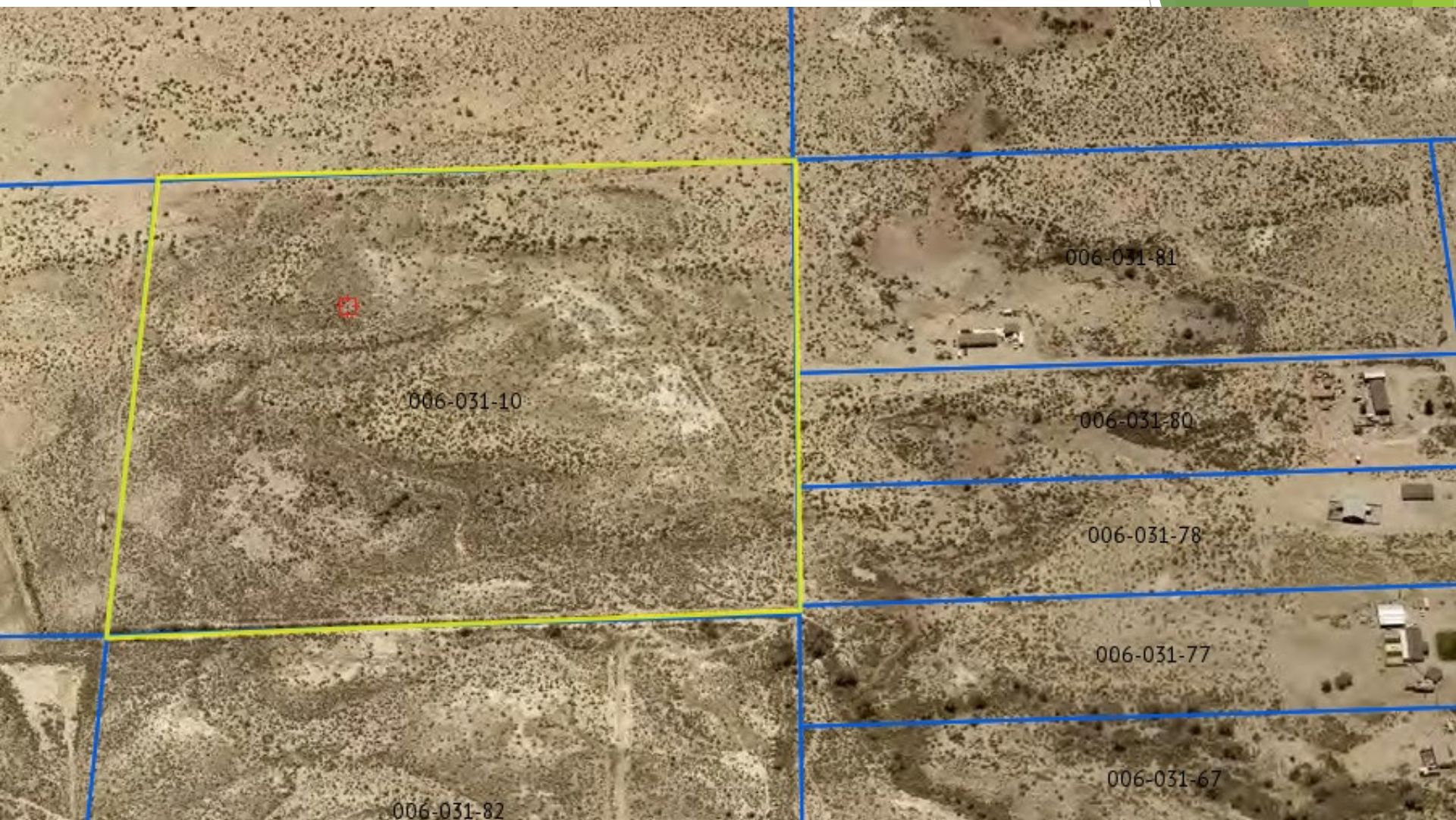
**Safety-Kleen Systems, SUP Review, 22211 Bango Rd
APNs 007-071-80 & 007-071-81**



Shalena Hoisington, HBSUP Review, 425 Bench Rd, APN 007-111-50



Eric Madrigal, TUP Extension, 8893 Helens Way, APN 006-031-10



Giovanetti Parcel Map, 399 Sheckler Cut-Off & 5967 Hooper Pl APN 008-572-26 & 008-572-25



FOUND U.S.R.S.
BRASS CAP
STAMPED FOR
SECTION CORNER

LEGEND

- SUBJECT PARCEL LINE
- FENCE LINE
- EDGE OF PAVEMENT
- ORDINARY HIGH WATER LINE
- ADJACENT PARCEL LINE
- EASEMENT SIDELINE
- FOUND 5/8" REBAR NO CAPITAG
UNLESS OTHERWISE NOTED
- SET 5/8" REBAR AND CAP, PLS 10836
- ◇ PLSS CORNER AS INDICATED

David C. Crook, PLS

Digitally signed by David C.
Crook, PLS
DN: C=US,
E=dcrook@lumosinc.com,
O=Lumos & Associates,
CN=David C. Crook, PLS
Date: 2025.10.07
09:34:01-0700



REFERENCE DOCUMENTS

- (R1) PARCEL MAP FOR OTTO BECKER, FILED JUNE 28, 1978 AS FILE NO. 157667 IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.
- (R2) RECORD OF SURVEY MAP FOR BARBARA MAXWELL AND MILDRED FERGINTON, ET AL, FILED NOVEMBER 7, 1980 AS FILE NO. 241254 IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.
- (R3) PARCEL MAP FOR RONALD L. & PAULA L. GIOVANETTI, FILED AUGUST 5, 1992 AS FILE NO. 269679 IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.
- (R4) PARCEL MAP FOR RONALD L. & PAULA L. GIOVANETTI, FILED AUGUST 25, 1992 AS FILE NO. 270079 IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.
- (R5) PARCEL MAP FOR RONALD L. & PAULA L. GIOVANETTI, FILED AUGUST 25, 1992 AS FILE NO. 270080 IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.
- (R6) GRANT, BARGAIN AND SALE DEED, FILED DECEMBER 15, 2022 AS DOCUMENT NO. 499501 IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.
- (R7) PRELIMINARY TITLE REPORT NO. 1332-24-09 PREPARED BY WESTERN NEVADA TITLE COMPANY DATED SEPTEMBER 30, 2024.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS N00°19'00"E, BEING THE BEARING ON THE WEST LINE OF THE NW1/4 OF SECTION 29, T19N, R28E, MDN AS DETERMINED FROM THE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(54) BASED UPON REAL TIME KINEMATIC GPS OBSERVATIONS, OBSERVED MAY 19, 2023 USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER WITH TRIMBLE VRS CORRECTIONS FROM CONTINUOUSLY OPERATING REFERENCE STATION (CORS) FN1, MODIFIED BY A COMBINED FACTOR OF 1.001854204, SCALED FROM 0.00N .000E AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

Parcel Line Table

Line #	Length	Direction
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Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
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T.C.I.D. I.D. #23-019

2ND PARCEL MAP FOR

RONALD L. & PAULA L. GIOVANETTI

A MERGER AND RESUBDIVISION OF PARCEL 2, PM #270080 AND THE 4.52 ACRE PARCEL SHOWN ON ROS #241254 BEING A PORTION OF THE NW 1/4 OF SECTION 29 TOWNSHIP 19 NORTH, RANGE 28 EAST, M.D.M.

CHURCHILL COUNTY

STATE OF NEVADA



178 SOUTH MAINE STREET
FALLON, NEVADA 89406
TEL: (775) 423-1588
FAX: (775) 423-5857

Drawn By: DCC
Sheet: 2 of 2
Job No.: 10910.000
Drawing No.: 10910SURVEY.dwg

AREA

PARCEL 1 2.65+ ACRES
PARCEL 2 4.20+ ACRES
PARCEL 3 59735+ SQ. FT.

TOTAL AREA: 822+ ACRES
358063+ SQ. FT.

OWNER

RONALD L. & PAULA L.
GIOVANETTI
5855 HOOPER PL
FALLON, NV, 89406-8347

ZONE: E1
APN 008-572-25
5967 HOOPER PL
APN 008-572-26
399 SHECKLER CUT OFF

APN 006-572-38
P.M. 230067
ZIMMERMAN, PAUL EDWARD &
MARIT LYNNE CO-TRUSTEES

APN 008-572-37
P.M. 230067
PAUL, BENJAMIN M &
DIANA E

APN 008-572-30
P.M. 241254
CHURCHILL COUNTY

APN 008-572-31
P.M. 230067
WAYZIE LLC

APN 008-572-32
P.M. 233109
WAYZIE LLC

APN 008-572-33
P.M. 233109
WEED, JEFFREY &
HANNAH DUDLEY

ORIGINAL PARCEL
LINE PER
FILE NO. 269679

ORIGINAL PARCEL
LINE PER
FILE NO. 241254

ORDINARY HIGH
WATER LINE AS
SURVEYED ON
MAY 19, 2025B

W1/4 COR. SEC. 29
POSITION PER
FILE NO. 270079

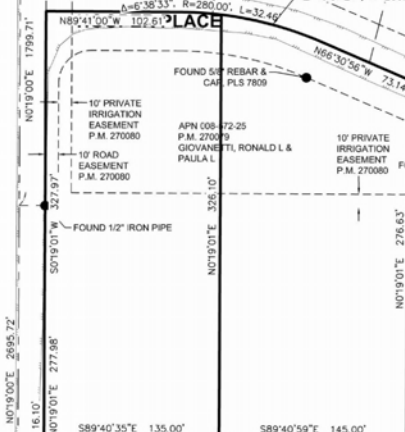
APN 008-573-17
P.M. 309320
STARK, WAYNE L &
JOANN N

APN 008-574-10
SMITHERS, THOMAS ERSON

SHECKLER CUT-OFF

CARSON RIVER

PARCEL 1
2.65 ACRES
(0.31 AC. W/R)



Hood Reversion to Acreage, 642 & 660 Peaceful Way, APNs 008-391-48 & -49



A.P.N. 08 - 391 - 45

RIVER HOMES IN FALLON

PARCEL B PER
DOC. No 378918

State of Nevada

Carson River

LEGEND

- 1/4 OR SECTION CORNER AS DESCRIBED
- SET 5/8" REBAR AND PLS 11420 YELLOW CAP
- WITNESS CORNER
- SET 5/8" REBAR AND PLS 11420 YELLOW CAP
- FOUND REBAR AND PLS 11420 CAP PER R1 OR AS DESCRIBED
- CALCULATED POINT, NOTHING SET
- COPPERWELD PIN IN MONUMENT CASE PER R1
- (R1 =) RECORD MEASUREMENT PER REFERENCE
- CHWL = ORDINARY HIGH WATER LINE

NOTES 1

1. THE FLOOD ZONE BOUNDARY SHOWN IS A GRAPHICAL REPRESENTATION OF F.E.M.A. FLOODWAY MAP PANEL No. 320030 0645 DATED SEPT. 30, 1993

REFERENCES

R1 = PARCEL MAP FOR DOUG GROSS BY BELL, DOCUMENT No. 364708, DATED 02/10/2004 AND 2ND PARCEL MAP FOR DOUG GROSS AND SHARON REAM BY BELL, DOCUMENT No. 3383145, DATED 6/15/2006
R2 = PARCEL MAP FOR BURRIETTE BY DENSON, DOCUMENT No. 150300, DATED 6/29/1977

PUBLIC UTILITY EASEMENTS

EASEMENTS PER R1
EASEMENT ON THE ABANDONED LOT LINE IS TO BE ABANDONED
10' ON EXTERIOR BOUNDARY
5' ON EACH SIDE OF INTERIOR LOT LINES
7.5' ALONG ROAD EASEMENTS

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

OWNERS

AUSTIN & AMBER HOOD
MAIL, 1370 GOLDEN PARKWAY
FALLON, NV 89406

SITE: 642 & 660 PEACEFULL WAY
APN: 8 - 391 - 48 & 49
ZONING: E - 1
AREA: 3.87 ACRES +/-

PICOTTE

A.P.N. 08 - 391 - 47

PARCEL A PER R1

PARCEL 6 - A
3.87 Acres +/-
NW/R

(W)

45' RADIUS EASEMENT PER R1

C/L OF 10' WIDE POWER EASEMENT PER DOC. NO. 273432

A.P.N. 08-391-50
JAQUES

A.P.N. 08 - 391 - 38

GLASS

CHURCHILL COUNTY
A.P.N. 08 - 301 - 11

LINE TYPE LEGEND
BOUNDARY LINE
ADJACENT LOT LINE
EASEMENT LINE

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

BASIS OF BEARINGS

THE NAD-83/94 NEVADA STATE PLANE WEST ZONE (EPOCH 2010) COORDINATE GRID BEARINGS FROM THE TRUCKEE MEADOWS REGIONAL GPS VRS NETWORK, SHOWN AS S 00° 17' 40" W ON THE EAST LINE OF PARCEL 7 PER R1.
ALL DISTANCES SHOWN ARE GROUND DISTANCES SCALED FROM GRID WITH A COMBINED SCALE FACTOR OF 1.00028

FALLON NDOT VRS STATION
NEVADA WEST ZONE (2703)
STATE PLANE GRID COORDS
N 14840563.40
E 2573739.66
GROUND SF 1,000.28
N 14844718.76
E 2574460.31

TCID I.D. # 25 - 015

NOTE: TO BE ACCORDANCE WITH NRS 247 AND 259, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

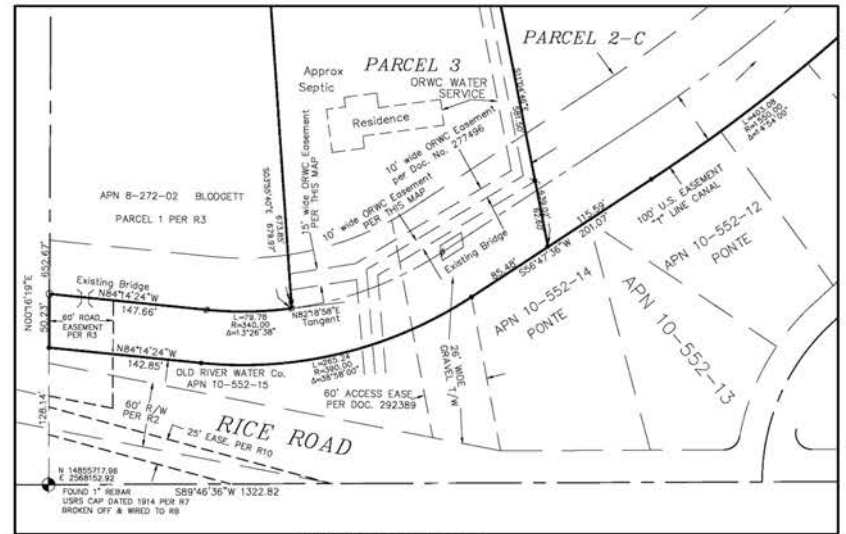
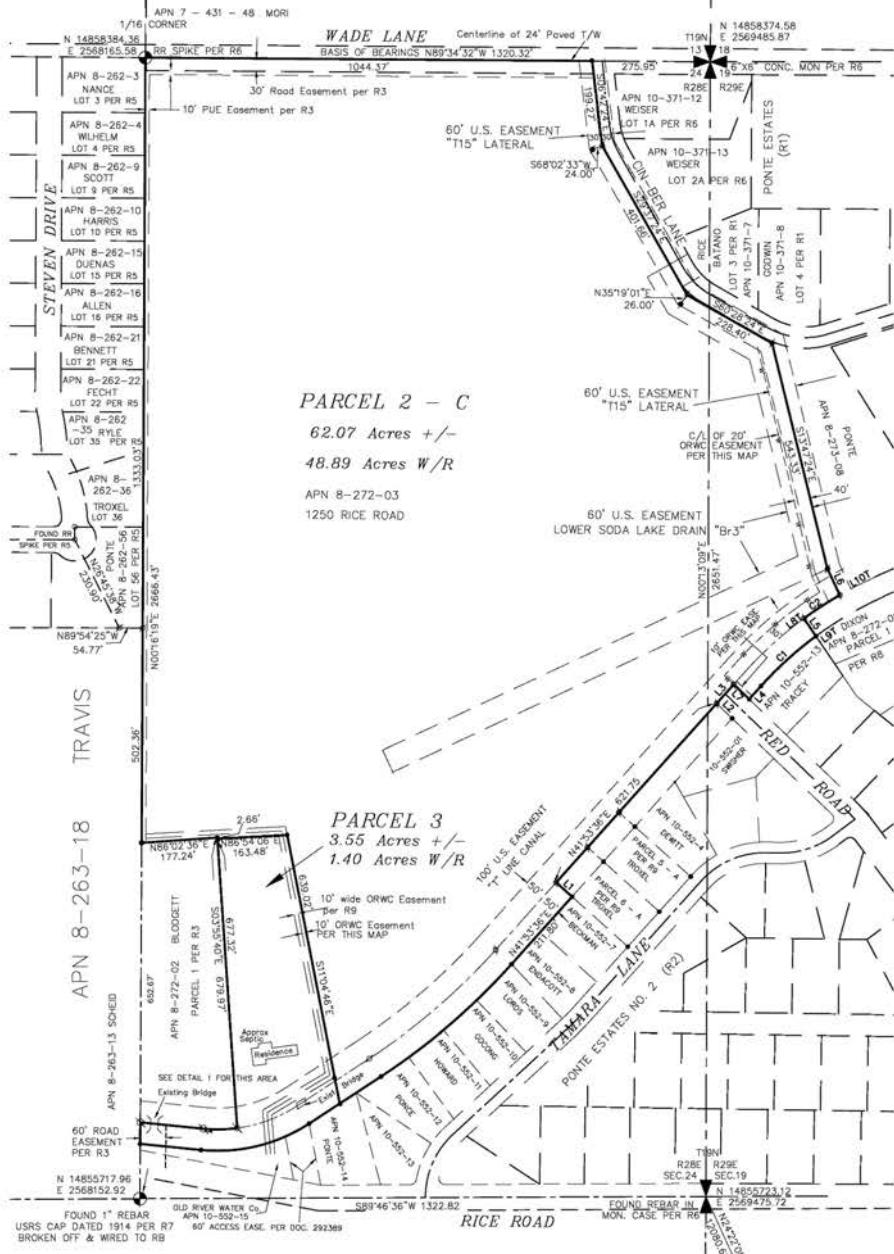
REVERSION TO ACREAGE PARCEL MAP FOR
AUSTIN & AMBER HOD
PARCEL 6 & 7 OF DOCUMENT No. 383145
A PORTION OF THE NE 1/4 OF SECTION 26
TOWNSHIP 19 NORTH, RANGE 28 EAST M.D.B. & M

CHURCHILL COUNTY NEVADA

Bell Land Surveying
100 Williams Way
Reno, Nevada 89509
(775) 242-3009 • FAX: (775) 423-8101
Email: STEVEN@BELLBYAHQ.COM

2
OF 2

[illegible]



LINE	LENGTH	BEARING
L1	30.00	S48°06'24"E
L2	50.03	N46°08'24"W
L3	60.04	N41°53'36"E
L4	41.48	N41°53'36"E
L5	50.04	S34°09'24"E
L6	57.59	S25°11'24"E
L7	50.03	N46°08'24"W
L8T	TANGENT	S53°43'36"W
L9T	TANGENT	N53°36'07"E
L10T	TANGENT	N60°05'47"E

CURVE	LENGTH	RADIUS	DELTA
C1	173.70	850.00	11°42'31"
C2	100.06	900.00	6°22'11"

LINE TYPE	LEGEND
---	BOUNDARY LINE
---	ADJACENT LOT LINE
---	EASEMENT LINE
---	SECTIONAL LINE

LEGEND

- ✱ 1/4 OR SECTION CORNER AS DESCRIBED.
- SET 5/8" REBAR AND PLS 11420 YELLOW CAP
- WITNESS CORNER
- SET 5/8" REBAR AND PLS 11420 YELLOW CAP
- FOUND REBAR AND PLS 19051 CAP PER R1 OR AS DESCRIBED
- ⊙ CALCULATED POINT, NOTHING SET.
- ⊙ 1/16 CORNER, OR AS DESCRIBED
- (R1 =) RECORD MEASUREMENT PER REFERENCE
- ORWC OLD RIVER WATER COMPANY
- W— CENTERLINE OF 20' WIDE ORWC EASEMENT

BASIS OF BEARINGS

THE NAD-83/NA 84 NEVADA STATE PLANE WEST ZONE (EPOCH 2010) COORDINATE GRID BEARINGS FROM THE TRUCKEE MEADOWS REGIONAL GPS "VRS" NETWORK, SHOWN AS N89°34'23"W ON THE NORTH LINE OF PARCEL 2-A OF R4. ALL DISTANCES SHOWN ARE GROUND DISTANCES SCALED FROM GRID WITH A COMBINED SCALE FACTOR OF 1.00028

REFERENCES

- R1 = PONTE ESTATES, DOCUMENT No. 128036, DATED DECEMBER 18, 1971, ORCC
- R2 = OFFICIAL PLAT OF PONTE ESTATES NO. 2, DOCUMENT No. 151955, DATED JUNE 23, 1977, ORCC
- R3 = PARCEL MAP FOR PONTE BY EMERY, DOCUMENT No. 170587, DATED JANUARY 17, 1985, ORCC
- R4 = B/LA FOR THE ESTATE OF BERNARD PONTE BY BELL, DOCUMENT No. 489194, DATED 08/20/18, ORCC
- R5 = SUBSEQUENT PARCEL MAPS FOR B & J PONTE BY EMERY, DOCUMENT No. 286759, 286761, 286769, 286780, DATED 12/20/1994, ORCC
- R6 = B/LA FOR POLLET BY BELL, DOCUMENT No. 365975, DATED 4/15/2006, ORCC
- R7 = R/OB FO MCMICHAEL, DOCUMENT No. 476942, DATED 10/28/2018, ORCC
- R8 = PARCEL MAP FOR CHISHOLM BY EMERY, DOCUMENT No. 167918, DATED 9/25/1975, ORCC
- R9 = OLD RIVER WATER COMPANY EASEMENT, DOCUMENT No. 277496, DATED 9/27/1993
- R10 = 25' WIDE RIGHT OF WAY FOR PIPELINE, POLE LINE AND HIGHWAY PER DOC. 45620 DATED 2/4/1932
- R11 = B/LA FOR TROXEL & PONTE BY BELL, DOCUMENT No. _____, DATED _____, ORCC

OWNERS

CYNTHIA TROXEL & BERNARD PONTE, ET AL
3595 WESTWOOD DR.
CARSON CITY, NV 89703

SITE: 1250 RICE ROAD
APN 8-272-03

ZONING: E-1
AREA: 65.62 ACRES +/-



TCID I.D. # 25-012

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

PARCEL MAP FOR
BERNARD & JOYCE PONTE FAMILY TRUST
AND CYNTHIA TROXEL

PARCEL 2-B OF DOC. No. _____, A PORTION OF THE EAST 1/2 OF THE NE1/4 OF SECTION 24, T.19 N., R.28 E., & A PORTION OF THE WEST 1/2 OF THE NW1/4 OF SECTION 19, T.19 N., R.29 E., M.D.B. & M.

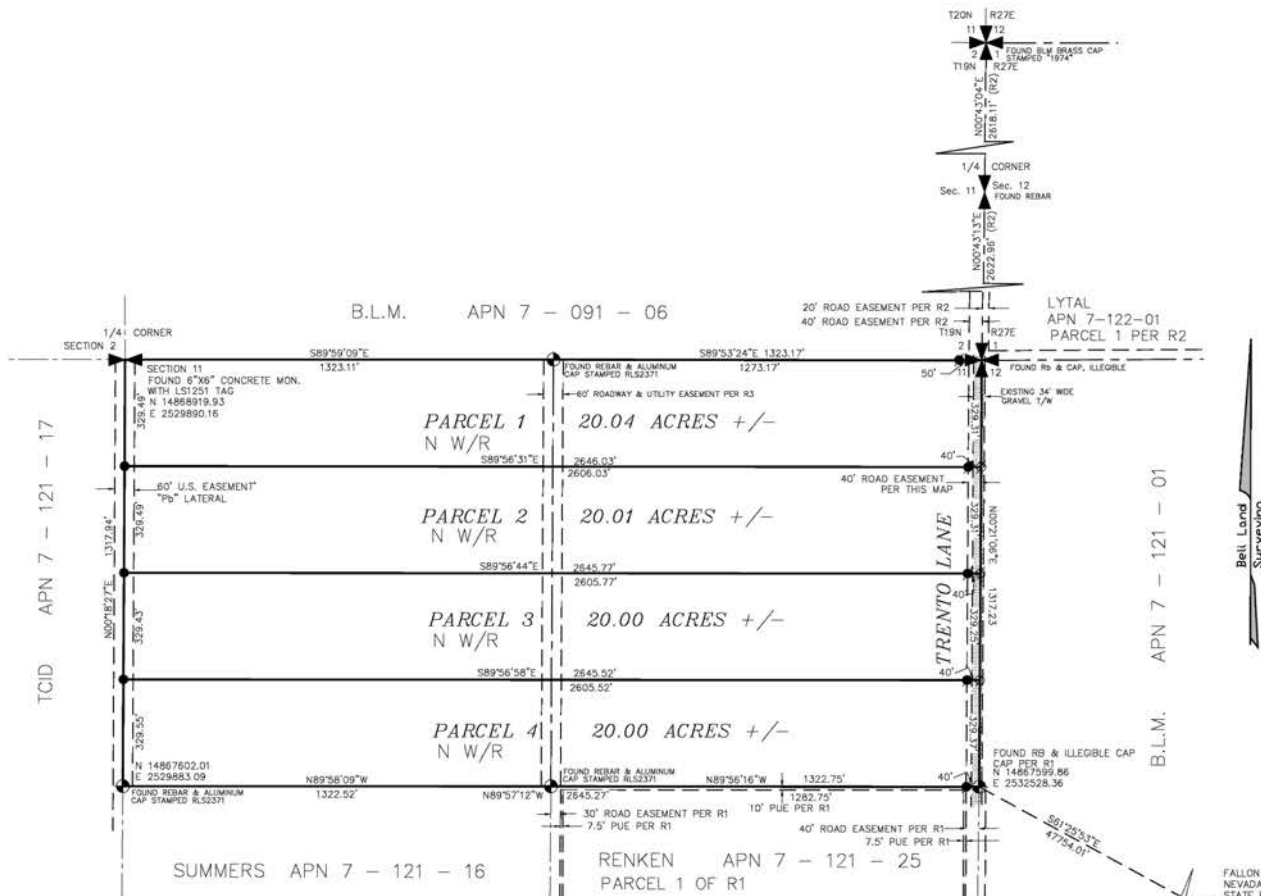
CHURCHILL COUNTY NEVADA

Bell Land Surveying
100 E. 17th Street
Hawthorne, Nevada 89301
(775) 245-3079 • FAX: (775) 423-8707
Email: STEVEN@BELLANDSURVEYING.COM

2
OF 2

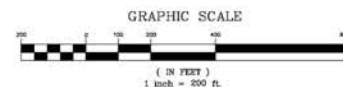
Casey Parcel Map, Trento Ln, APN 007-121-09





LEGEND

- SECTION CORNER OR 1/4 CORNER AS DESCRIBED
- 1/16 CORNER AS DESCRIBED
- SET 5/8" REBAR AND PLS 11420 YELLOW CAP AS A WITNESS CORNER
- FOUND MONUMENT AS DESCRIBED
- CALCULATED POINT, NOTHING SET
- RECORD MEASUREMENT PER REFERENCE (R1 =)



LINE TYPE LEGEND:
 BOUNDARY LINE
 SECTIONAL LINE
 EASEMENT LINE

FALLON NDOT VRS STATION
 NEVADA WEST ZONE (2703)
 STATE PLANE GRID COORDS
 N 14840563.40
 E 2573739.66
 GROUND 3" 1:000 283
 N 14844763.28
 E 2574468.03



EASEMENTS FOR UTILITY AND VIDEO SERVICES

10' WIDE ALONG LOT LINES THAT COINCIDE WITH THE EXTERIOR BOUNDARY OF THIS LAID 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&T.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE NEVADA STATE PLANE WEST ZONE FROM GPS OBSERVATIONS AND IS SHOWN AS:
 N00°16'27"E ON THE EAST LINE OF N1102 OF THE NE1/4 OF SECTION 11,
 T19N, R27E MOBAM. GROUND COORDINATES AND DISTANCES ARE SHOWN USING A COMBINED SF OF 1:000 283

REFERENCES

- R1 = PARCEL MAP FOR HOMES BY DENSON, DOCUMENT NO. 285695, DATED 10/31/1994.
- R2 = PARCEL MAP FOR CASEY BY LUMOS, DOCUMENT NO. 314785, DATED 6/24/1998.
- R3 = A DEED FROM TCID FOR ROADWAY & UTILITY PURPOSES, DOC. NO. 138919 DATED 9/11/1974.

PROJECT INFORMATION

ASSESSED OWNER: MIC & CLAUDIA CASEY
 ADDRESS: PO Box 5184,
 FALLON, NV 89407
 TRENTINO LANE
 APN: 007 - 121 - 09
 ZONING: A - 10
 TOTAL AREA: 80.05 ACRES

TCID I.D. # 25-016

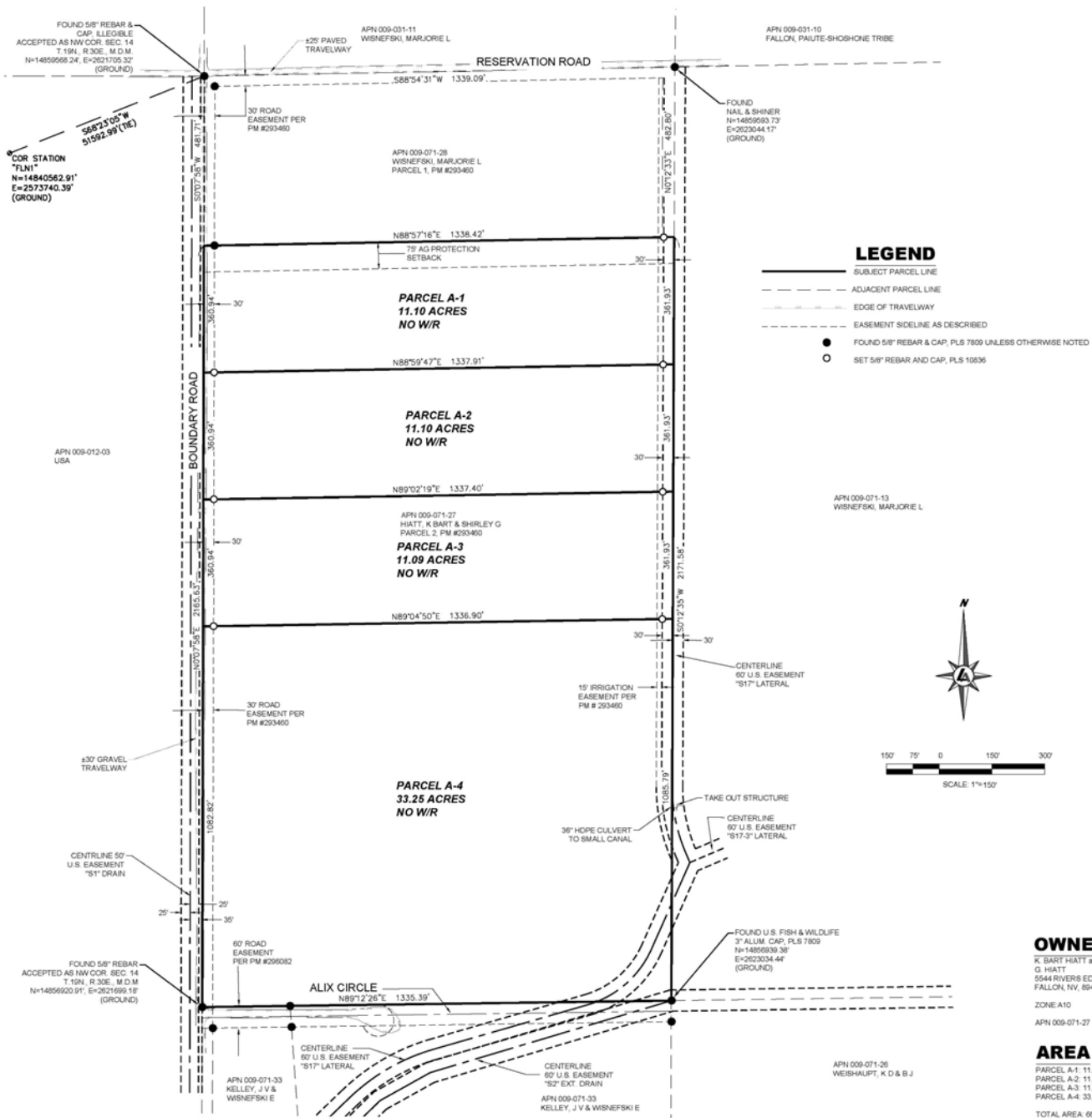
NOTE:
 IN ACCORDANCE WITH NRS 247 AND 258, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

PARCEL MAP FOR THE	
CASEY FAMILY TRUST	
QUIT CLAIM DEED DOC No. 505262, THE N 1/2 OF THE NE1/4 OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 27 EAST M.D.B. & M.	
CHURCHILL COUNTY	NEVADA
Bell Land Surveying 100 Filmore Way Reno, Nevada 89519 (775) 240-3079 Email: STEVENNBELL@YAHOO.COM	
SHEET	2
OF 2	

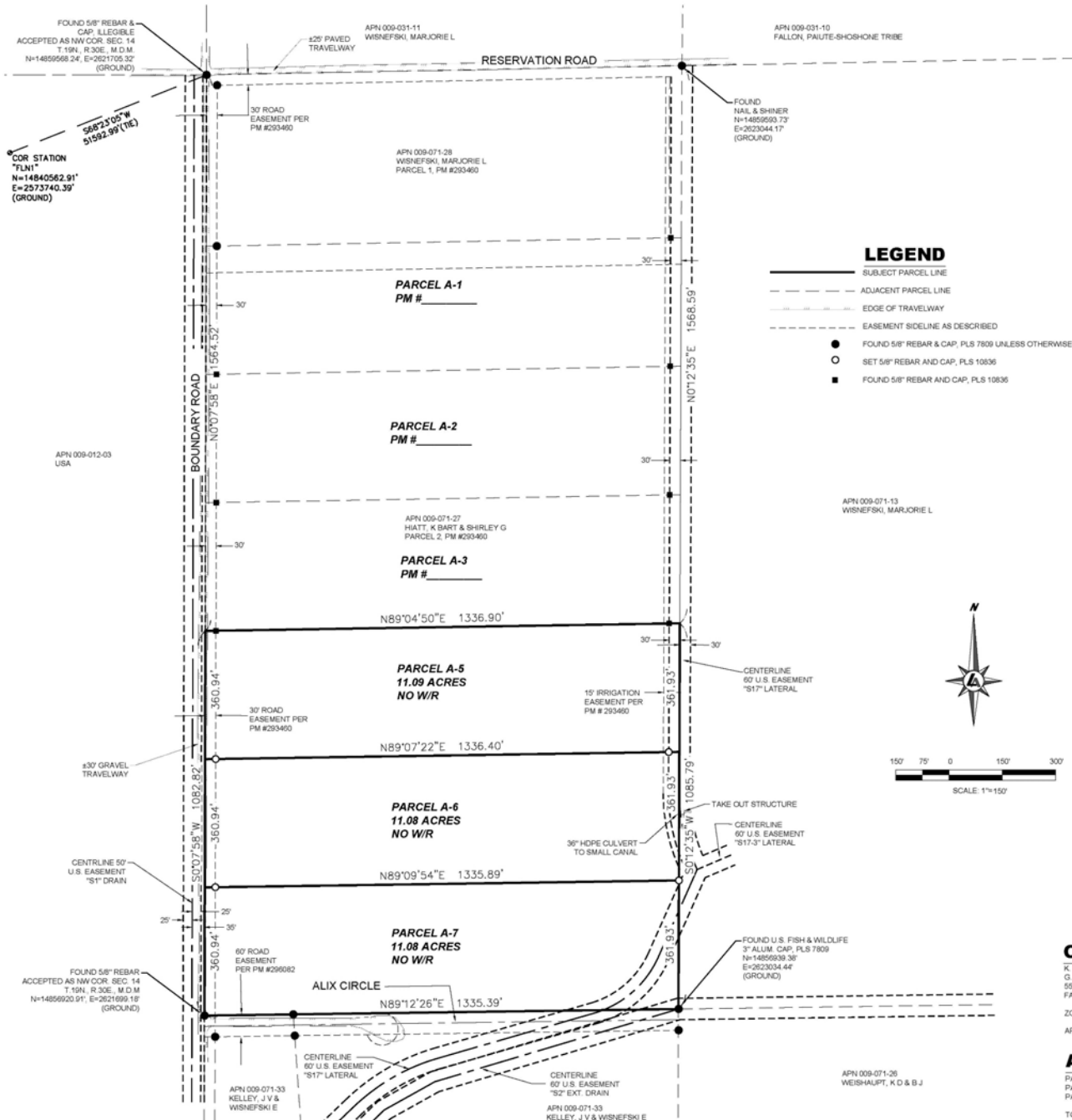
Hiatt Parcel Maps, Boundary Rd, APN 009-071-27



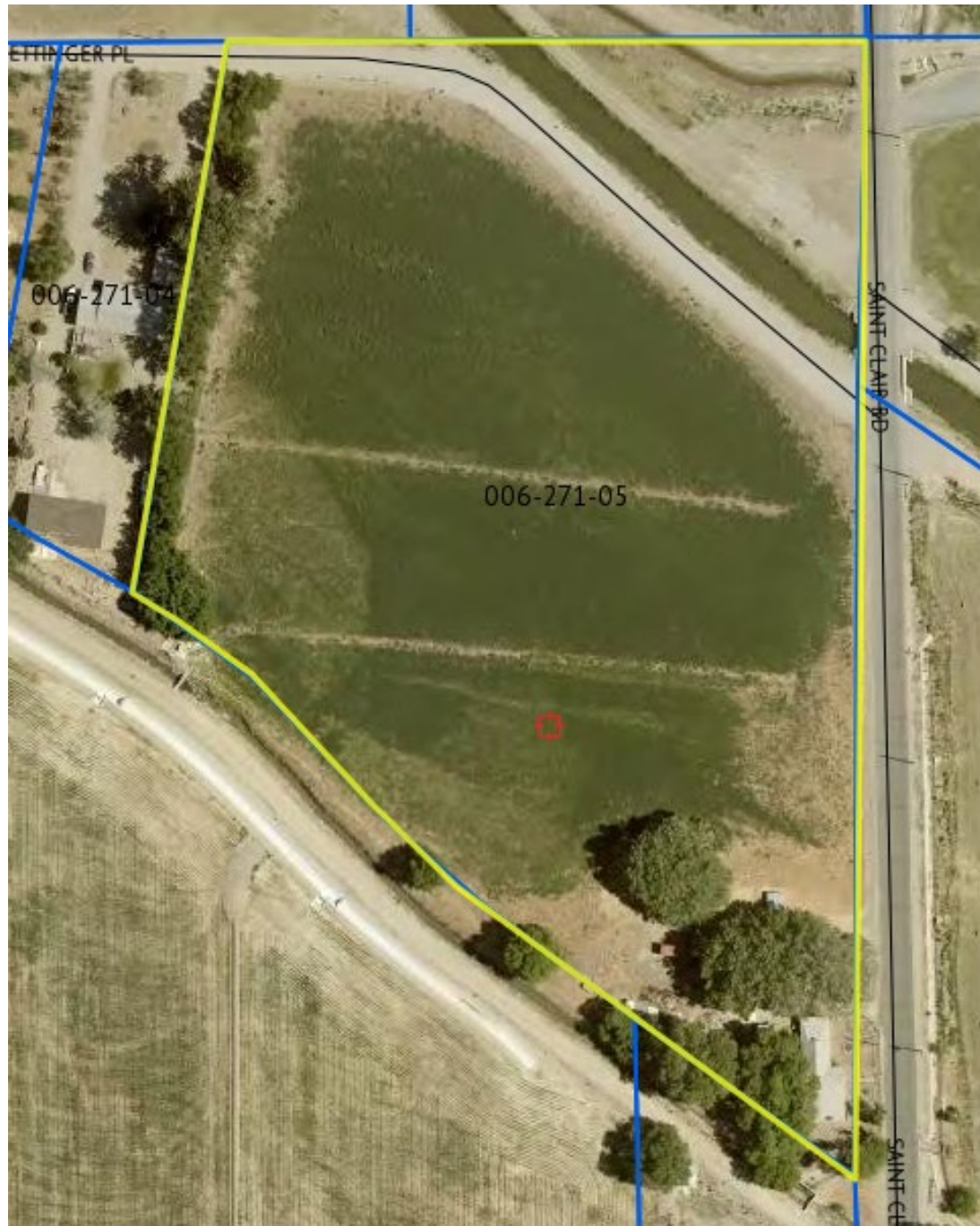
Hiatt Parcel Map #1



Hiatt Parcel Map #2



Sherer Variance, 4705 Saint Clair Rd, APN 006-271-05





SITE PLAN
ROOM ADDITION TO EXISTING HOME.
PARCEL #006-271-05
ACREAGE - 8.6
ADDRESS:
JOSH SHERER
4705 SAINT CLAIR RD.
FALLON, NV. 89406

PREVIOUS EASEMENT ESTABLISHED
AT 30' BASED ON 25 MPH TRAFFIC.

ROAD SETBACK (2000 - 2010) -
MODIFIED TO 60' BASED ON 45 MPH
TRAFFIC.



Revised-10/10/2025

SCALE 1"=100'

ROAD EASEMENT

SETBACK

EXISTING SEPTIC-SEE
PERMIT CC-SS-01151

30'

60'

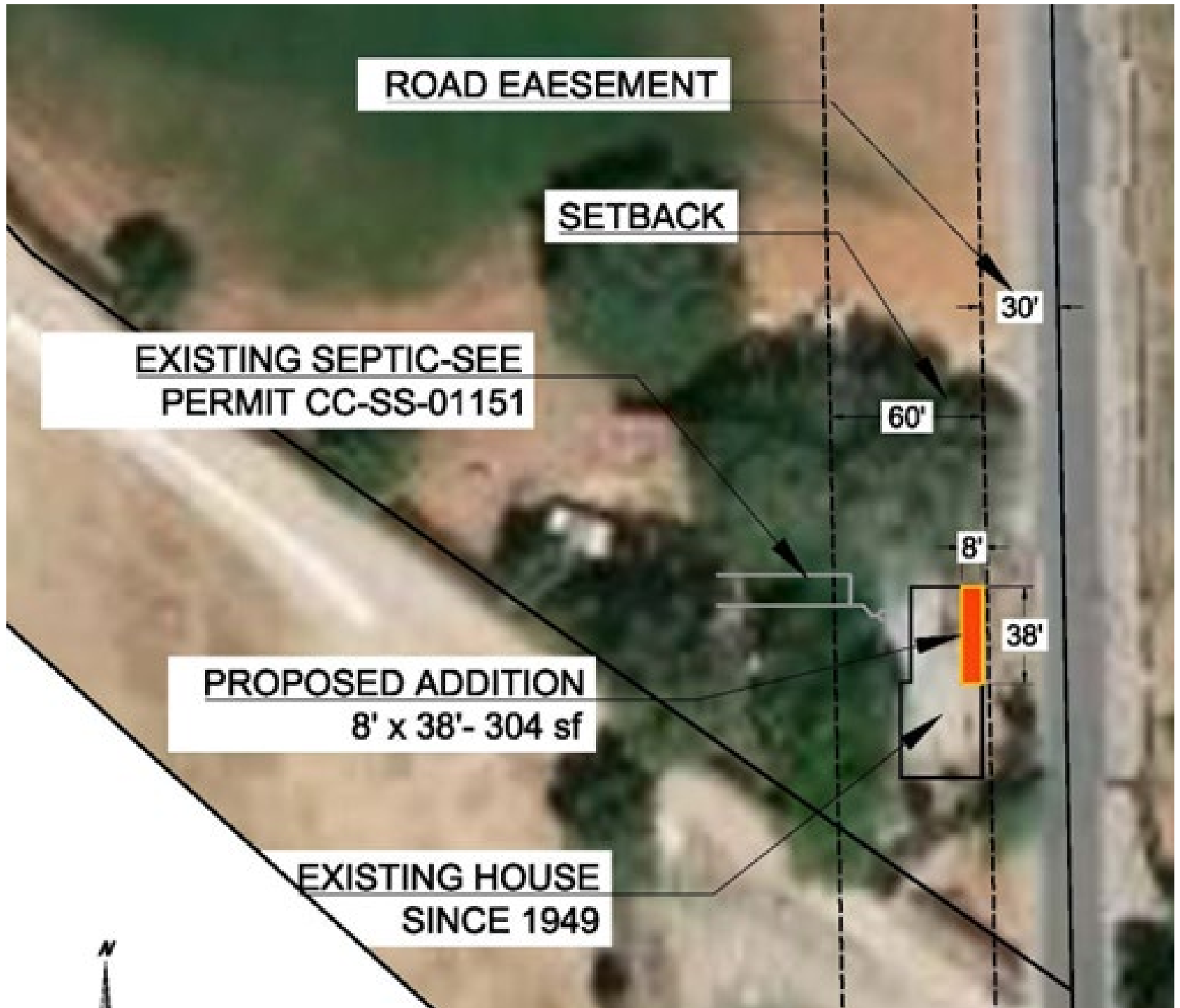
8'

38'

PROPOSED ADDITION
8' x 38'- 304 sf

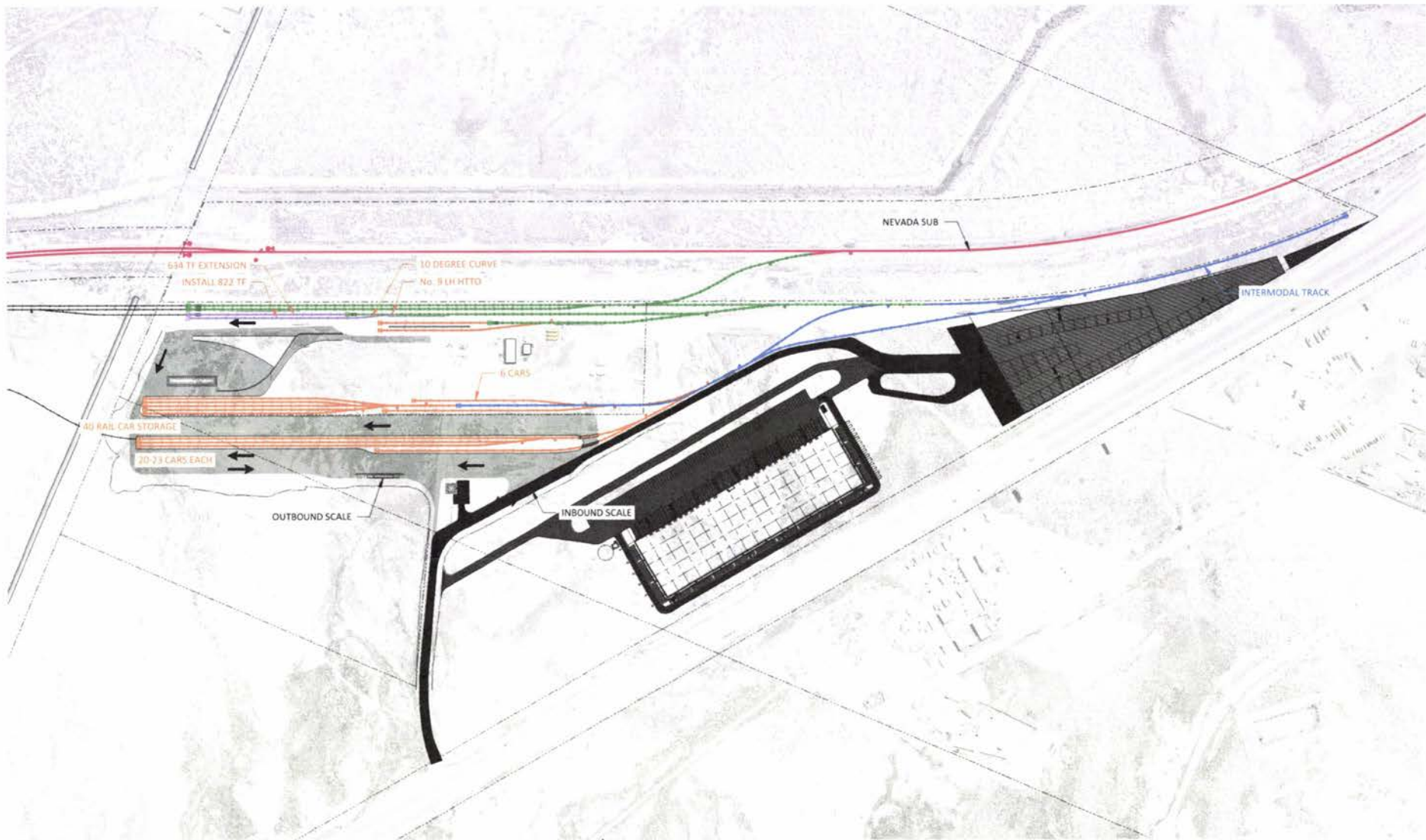
EXISTING HOUSE
SINCE 1949

N



Port of Nevada, SUP, 17127 Inland Port Dr, APN 009-251-77





- UPRR TRACK
- PHASE 1 TRACK
- PHASE 2 TRACK
- TRACK C EXTENSIONS
- PHASE 3 TRACK

1 SITE PLAN
1" = 100'



PORT OF NEVADA

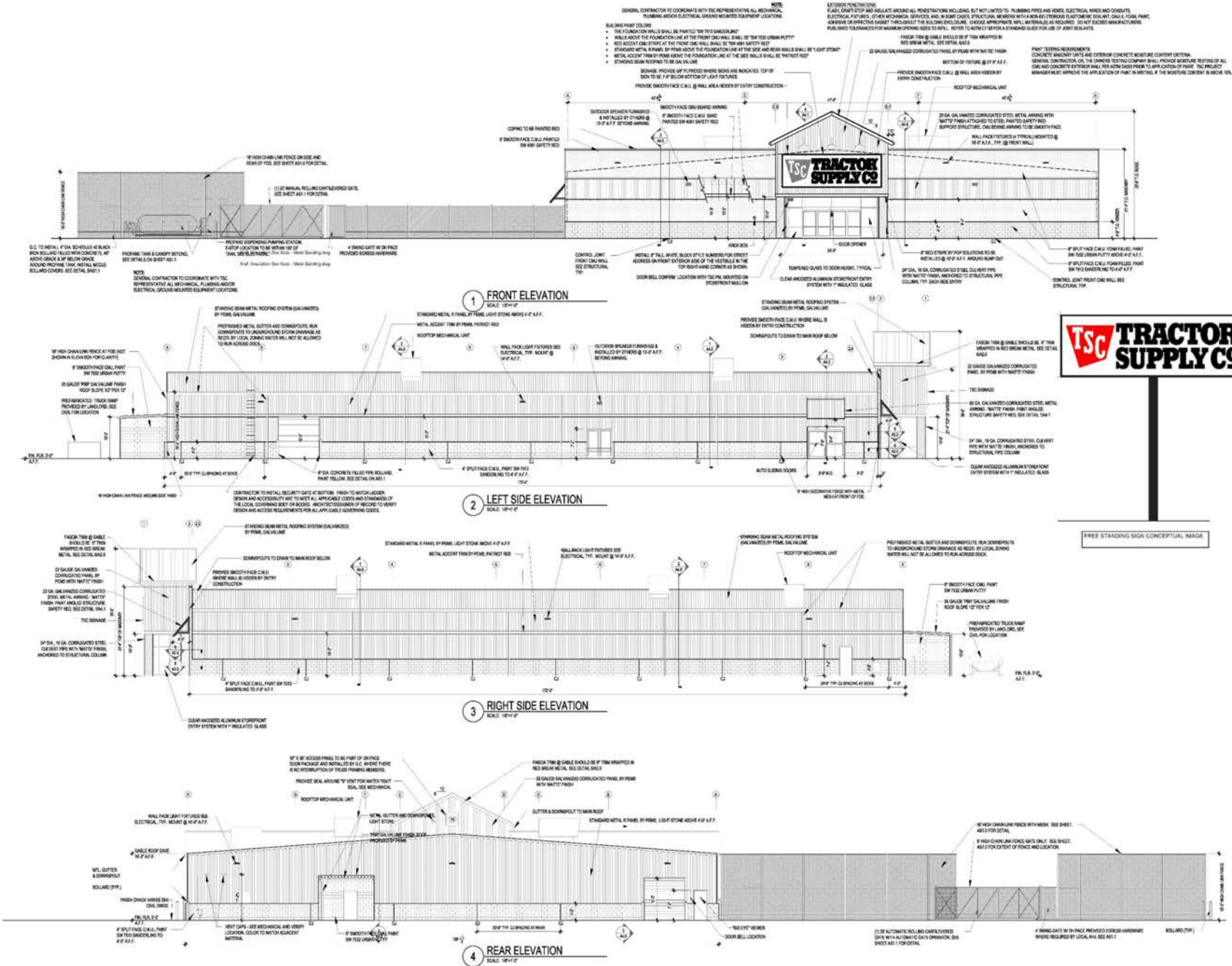
September 15th, 2025

Tractor Supply Co, SUP, 11 River Village Dr, APN 008-421-05



- Asphalt Pavement w/ Edge of Pavement -

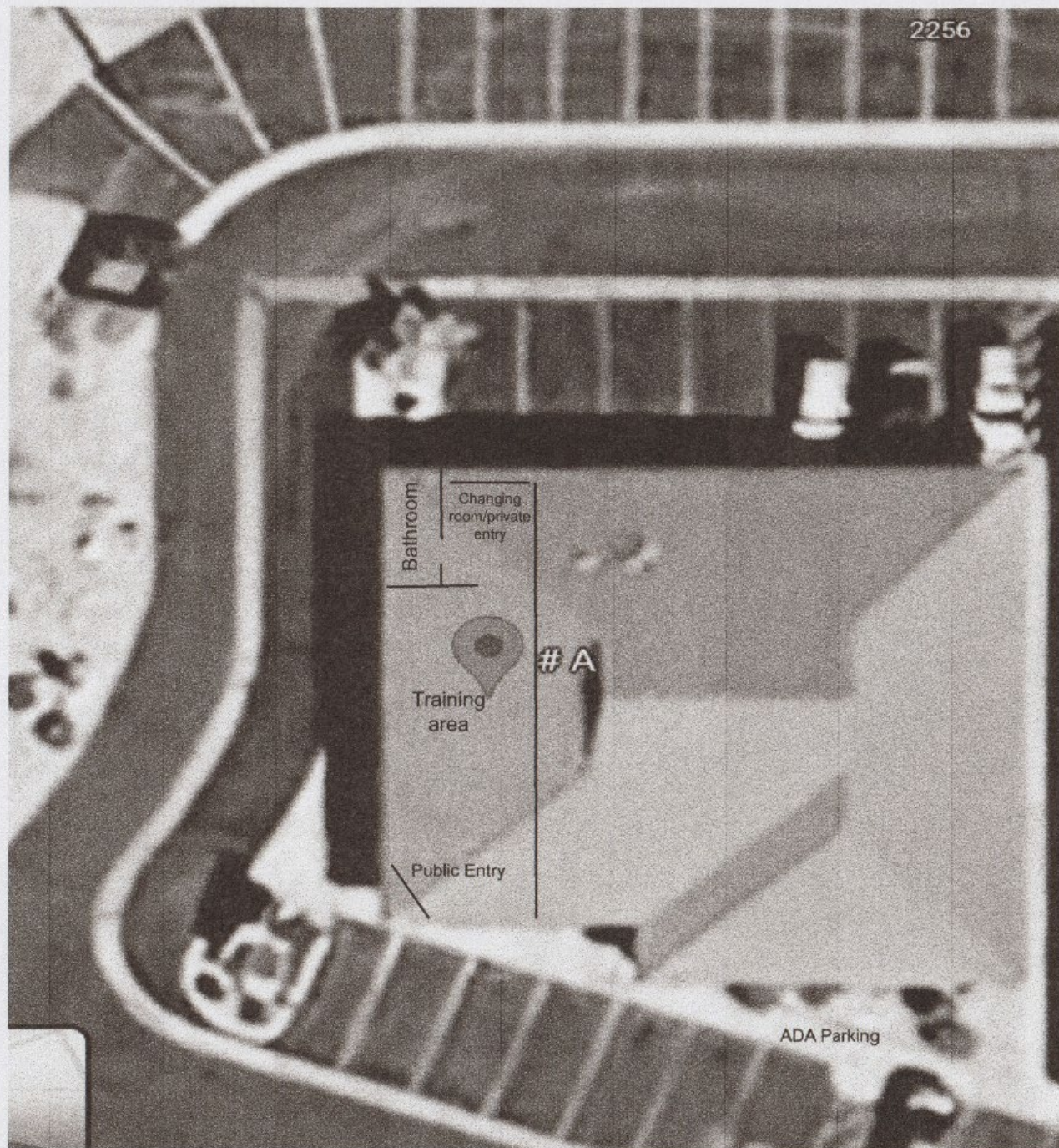




Greenwave Grappling, SUP, 2262 Reno Hwy, APN 008-361-40



- 1000 square feet
- 1 ADA approved parking space
- 7 parking spaces in front of building
- 20 spaces behind building



Consent Agenda



On **Time**. On **Budget**. Eager to **Serve**.

Special Use Permit Application for Outdoor Retail and Wholesale Sales Rentals and Repair

11 River Village, Drive, Fallon, NV 89406

Applicant:

VIA Real Estate, LLC on behalf of Tractor
Supply Co.





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Preferred Developer for Tractor Supply Company

Family-Owned and Operated
real estate and
commercial development
company. Our team will take
you from Site Selection to
Grand Opening.

VIA
REAL ESTATE

VIA Real Estate, LLC's
13105 Dover Ave,
Lubbock, Texas, 79424 | (806) 368-7843
Contact: Kordell Doshier
Email: kordell@7bdev.com



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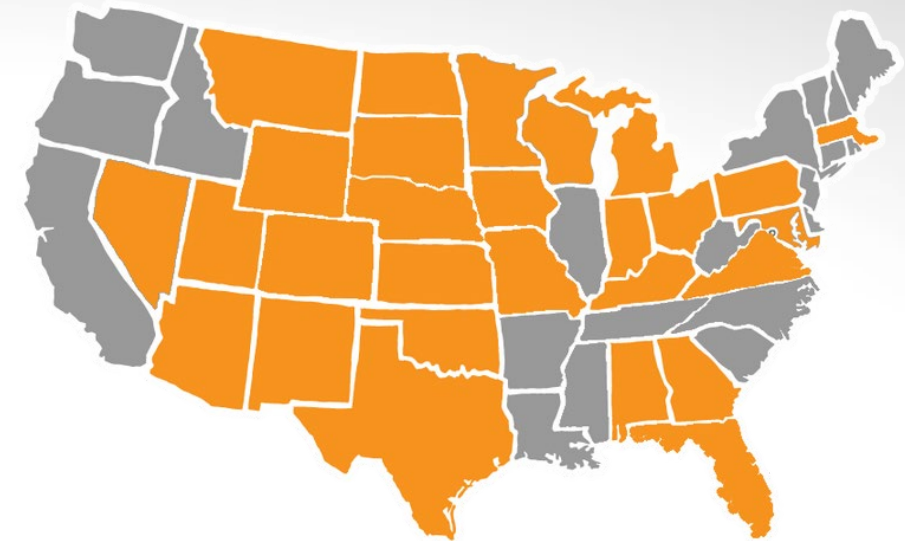


Civil Engineer:

Burkhardt Engineering
Ryan Morrissey, PE

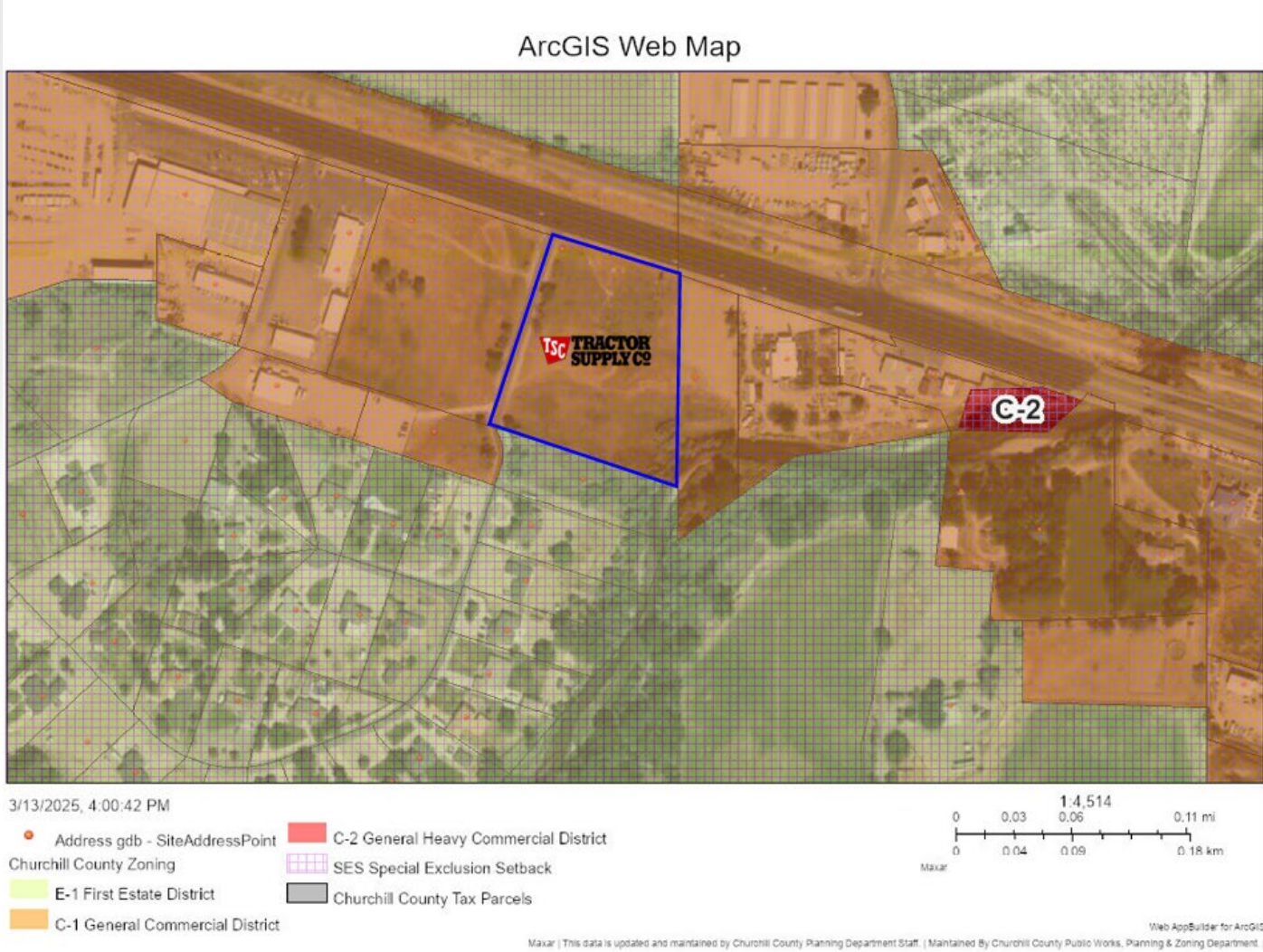
Contact Information:

937-388-0060 (office)
rmorrissey@burkhardtinc.com
burkhardtinc.com



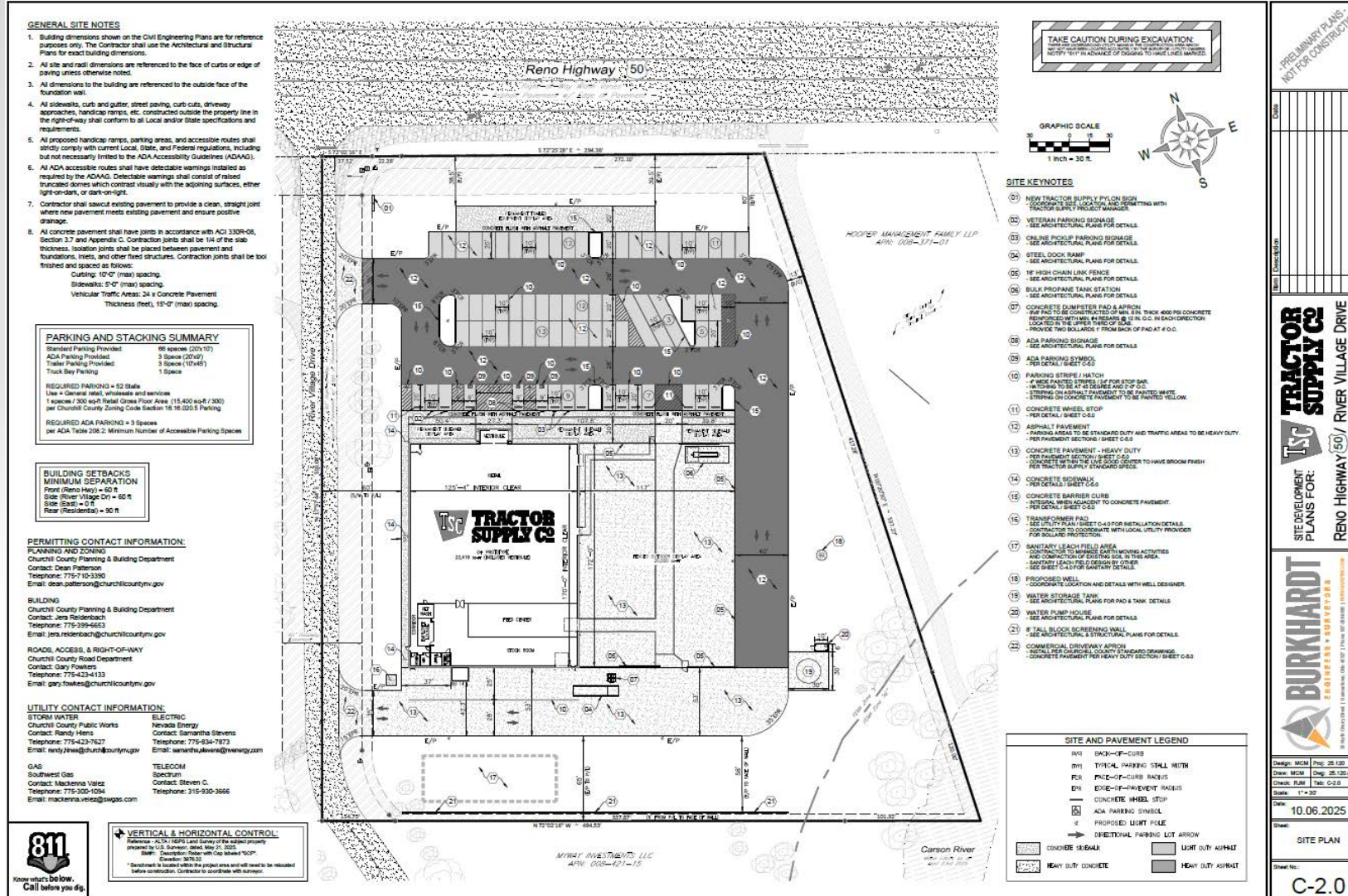


11 River Village Drive



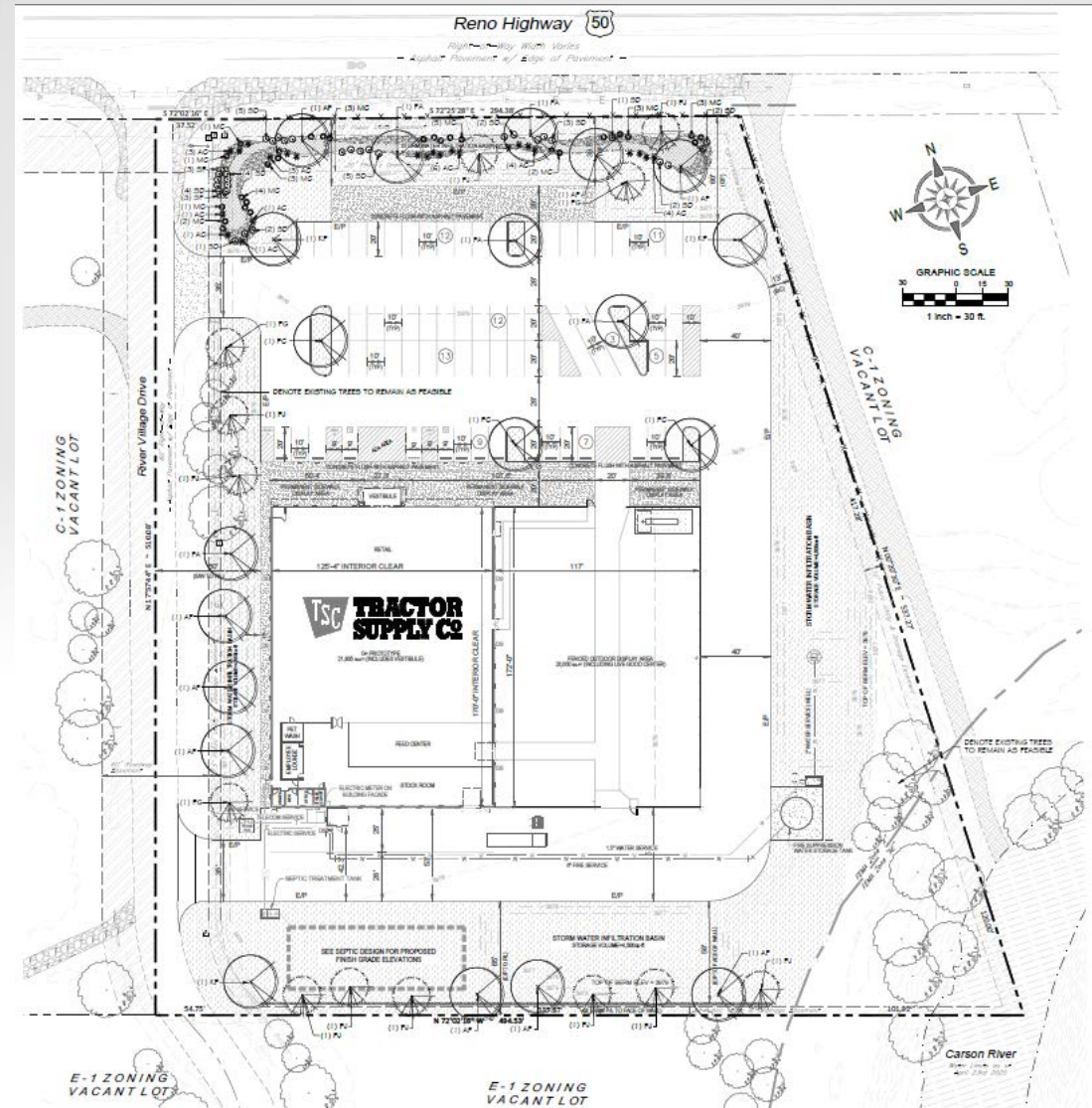


On **Time.** On **Budget.** Eager to **Serve.**





On **Time**. On **Budget**. Eager to **Serve**.





FRONT ELEVATION



HELT
DESIGN
ARCHITECTURE INTERIORS
8405 W. WILKINSON
BLVD. STE. 100
BELMONT, NC 28012
HELTDDESIGN.COM
INFO@HELTDDESIGN.COM
PROJECT NAME:
TSC TRACTOR SUPPLY CO. BUILDING
US HIGHWAY 50 & RIVER VILLAGE DRIVE
FALLON, NV 89406

PROJECT NO: 25065
PROJECT ADDRESS:
US HIGHWAY 50 &
RIVER VILLAGE
DRIVE
FALLON, NV 89406
SEAL:

CORPORATE ENTITY:
J.L. WOOD, ARCHITECT, INC., A NORTH CAROLINA
REGISTERED ARCHITECTURE FIRM
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DATE: 10/03/2025

SHEET TITLE:
EXTERIOR
ELEVATIONS



FRONT-RIGHT ELEVATION



HELT
DESIGN
 ARCHITECTURE INTERIORS
 6405 W. WILKINSON
 BLVD, STE. 100
 BELMONT, NC 28032
 HELTDESIGN.COM
 INFO@HELTDESIGN.COM

PROJECT NAME:

TSC TRACTOR SUPPLY CO. BUILDING
 US HIGHWAY 50 & RIVER VILLAGE DRIVE
 FALLON, NV 89406

PROJECT NO: 25065

PROJECT ADDRESS:
 US HIGHWAY 50 &
 RIVER VILLAGE
 DRIVE
 FALLON, NV 89406

SCALE:

CONFORMS TO ENTITY:

C.E. HEAT, ARCHITECT, INC. & NORTH CAROLINA
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DATE: 10/03/2025

SHEET TITLE: EXTERIOR ELEVATIONS



REAR ELEVATION



HELT
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ARCHITECTURE INTERIORS
6405 W. WILKINSON
BLVD, STE. 100
BELMONT, NC 28012
HELTDESIGN.COM
INFO@HELTDESIGN.COM
PROJECT NAME:
VSC TRACTOR SUPPLY CO. BUILDING
US HIGHWAY 50 & RIVER VILLAGE DRIVE
FALLON, NV 89406

PROJECT NO. 25065
PROJECT ADDRESS:
US HIGHWAY 50 &
RIVER VILLAGE
DRIVE
FALLON, NV 89406
SCALE:

CORPORATE ENTITY:
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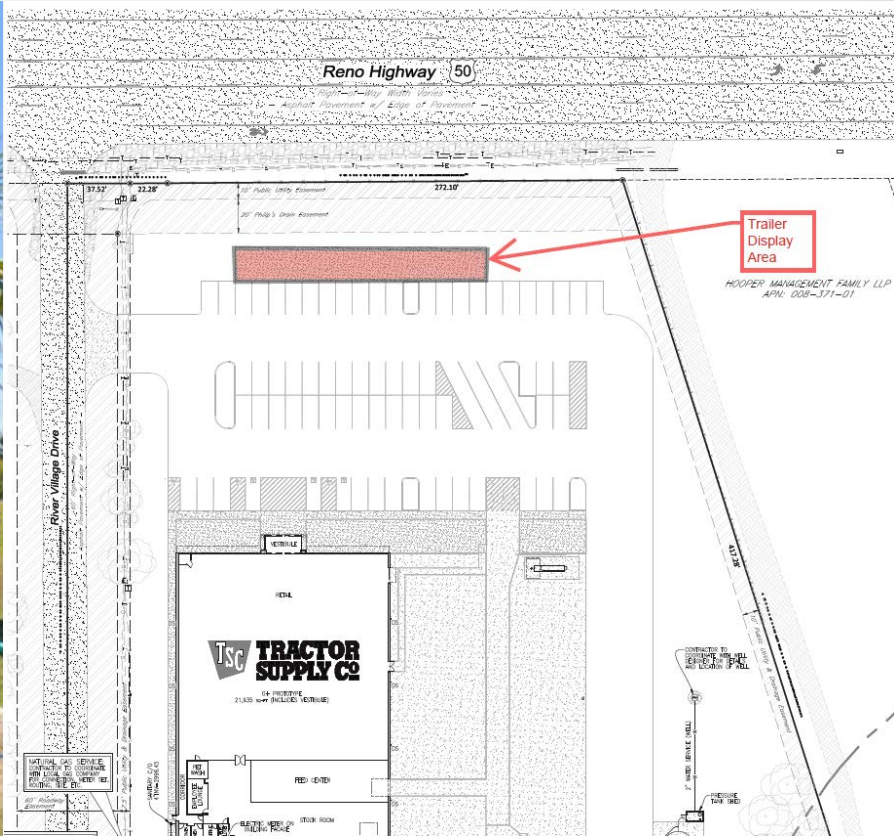
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DATE: 10/03/2025

SHEET TITLE:

EXTERIOR ELEVATIONS

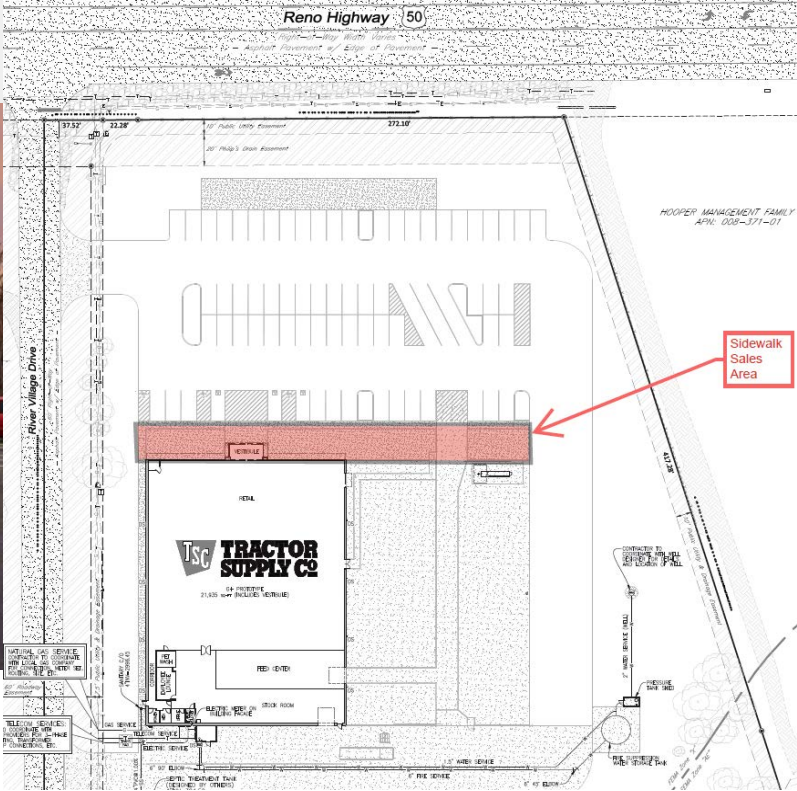
TRAILER DISPLAY AREA

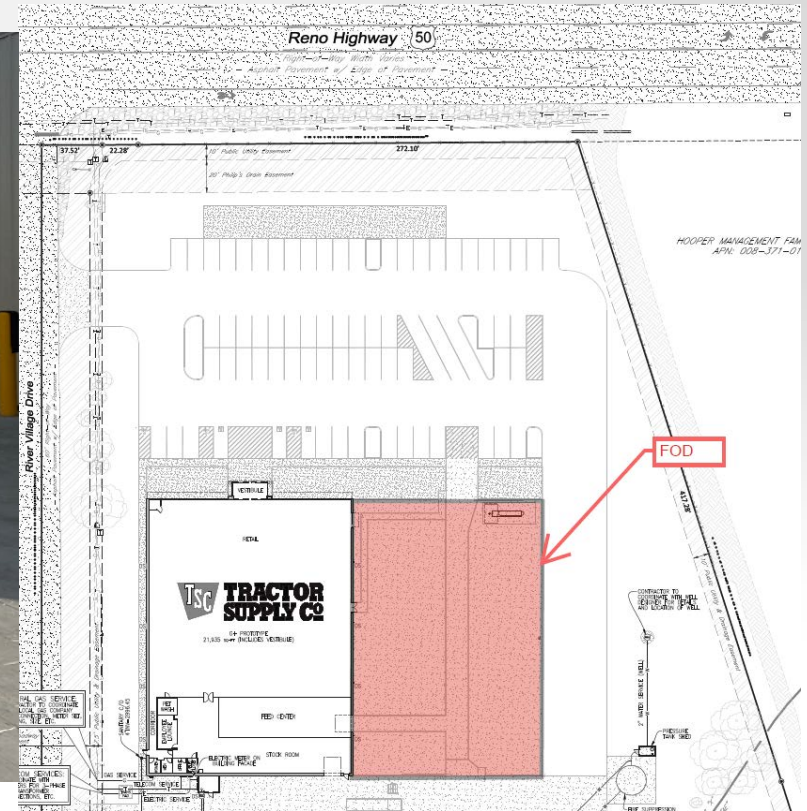




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SIDEWALK SALES AREA







On **Time**. On **Budget**. Eager to **Serve**.



TSC is passionate about serving the needs of recreational farmers, ranchers, homeowners, gardeners, pet enthusiasts and all those who enjoy living Life Out Here. Tractor Supply is the largest rural lifestyle retailer in the U.S., ranking 291 on the Fortune 500.

As of November 10, 2025, the company operated 2,382 Tractor Supply stores in 49 states.
For more information on Tractor Supply, visit www.tractorsupply.com



STORES

2,382

Tractor Supply stores in 49 States

~15,500

sq. ft. of selling space on average

198

Petsense stores in 23 states



COMPANY

\$14.6 Billion

in sales for 2023

50,000+

full and part-time Team Members

Ranked #291

on Fortune 500



MERCHANDISE

Product Quality, Assortment,
Convenience and Everyday Low Prices

~20,000

SKUs per Tractor Supply store

~285+

in-store customer transactions per day

~\$60

average transaction

~30% of Sales

attributed to our exclusive brands

350,000+

SKUs available at [TractorSupply.com](https://www.tractorsupply.com)





Our **Culture** is a Competitive Advantage

TSC TRACTOR SUPPLY CO. MISSION

★
*To work hard, have fun and make money
by providing legendary service and great
products at everyday low prices.*
★

OUR CUSTOMER

We are committed to being an integral part of our customer's lives by being the most dependable Supplier of Out Here Lifestyle solutions.

OUR TEAM

We value a safe, respectful and inclusive work environment. We are focused on investing in the Team Member experience and building a diverse and high-performing Team with the critical skills and capabilities to support our growth.

OUR COMMUNITY

We support the communities in which we serve the Out Here Lifestyle through partnerships and sustainable practices.

OUR STAKEHOLDERS

We are a growth company that delivers a strong total return for our shareholders, as well as for our vendors and partners.

TSC TRACTOR SUPPLY CO. VALUES

★ ETHICS

Do the "right thing" and always encourage others to do the right, honest & ethical things.

RESPECT

Treat others with the same consideration we expect for ourselves. Be a champion for diversity and inclusion.

BALANCE

Manage your time for both business and personal success.

WINNING ATTITUDE

Have a "can-do" attitude.
Be positive, upbeat and focused. We are winners!

COMMUNICATION

Share information, ask questions, listen effectively, speak thoughtfully and let ideas live.

DEVELOPMENT

Learn from each other. Teach, coach and listen.
Create an environment where everyone can be a "star."

TEAMWORK

Value different viewpoints. Execute the agreed-upon plans. Together, everyone achieves more!

CHANGE

Accept it. Embrace it. Initiate it.
Do everything better, faster and cheaper.

INITIATIVE

Seek opportunities. Use good judgement. Take intelligent risks. Drive speed to market. Champion ideas.

ACCOUNTABILITY

Know your responsibilities. Live up to your commitments.



Serving Life Out Here

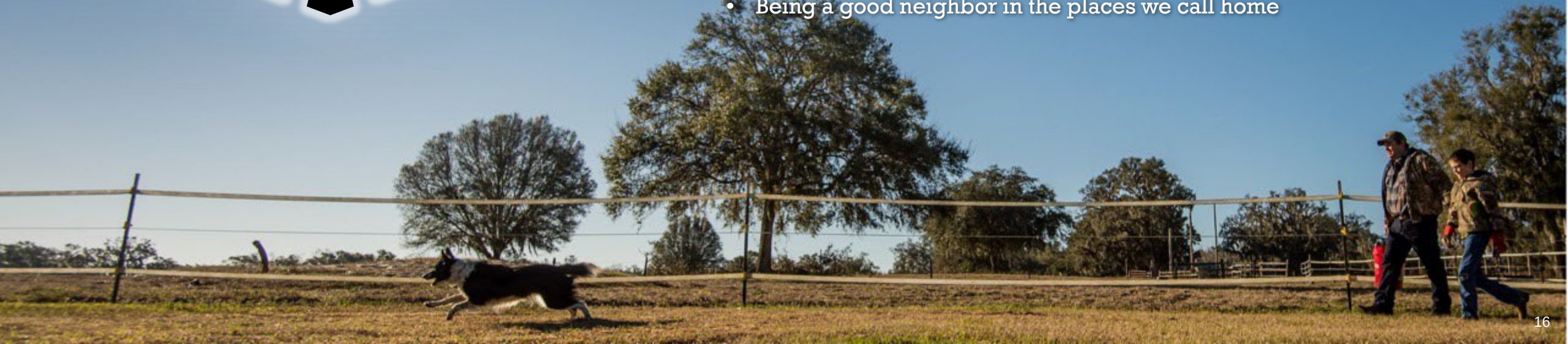


Committed to supporting vibrant rural communities for all.

- Donated nearly \$16 million in 2023
- Inaugural TSC Scholarship class of FFA Students

Areas of Focus:

- Agriculture education initiatives for youth through FFA and 4-H
- Local participation in county fairs
- Preserving land for future generations
- Caring for companion pets and animals
- Being a good neighbor in the places we call home





On **Time**. On **Budget**. Eager to **Serve**.



Thank You!

