

MINUTES OF THE CHURCHILL COUNTY PLANNING COMMISSION

155 N. Taylor St., Fallon, NV 89406

December 10, 2025

1. Call to Order:

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

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

Absent: Victor Ansotegui, Member

Planning Staff Present:

Randy Hines, Public Works Director

Dean Patterson, Senior Planner

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 December 4, 2025 at all of the locations listed on the agenda, in accordance with NRS 241 and the Churchill County Code.

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

Member Edgmon moved to approve the agenda as submitted. Vice Chair Goings seconded the motion which carried by unanimous vote (6-0).

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

Chair Bunyard verified with the Administrative Assistant that notification was sent to all landowners in accordance with NRS and the Churchill County Code.

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

A. November 12, 2025 Hearing

Member Edgmon moved to approve the November 12, 2025 minutes as written.

Member Frey seconded the motion and the decision carried by unanimous vote (6-0).

8. Old Business

- A. Consideration and possible action re: Review of a special use permit, SUP1091, for a multi-tenant business complex previously granted to Rigoberto Uribe & Maria Herrera of Desert Properties R.U.S. on June 12, 2024. The property is located at 5070 Reno Highway, Assessor's Parcel Number 008-531-90. A condition for approval was annual review until the Planning Commission determines it is no longer necessary. *The Planning Commission at their June 11, 2025 meeting recommended another review in six months to review progress toward meeting the rest of the conditions that had not been met.*

Rigoberto Uribe and Maria Herrera, 5070 Reno Highway, were available to speak regarding this application. Maria Herrera stated that they have made some progress; however, there was a delay regarding the septic system, which requires a new plan to be prepared by an engineer. They were going to get started, but there was a problem with the measurements that have set them back.

Randy Hines, Public Works Director, said that at the June 2025 meeting there were three major conditions that were not met for this permit. One was for the improvements required by Nevada Department of Transportation (NDOT). This building used to be the Winans Yoder Furniture Store and the highway access went across the whole front of the building. NDOT wanted this access reduced to a single approach on the west side of the building. Another condition was for the septic system, which was an old residential septic system that is not suitable for a multi-tenant facility. The last major condition was for the well on the property that is a residential well, and, again, this is not suitable for a multi-tenant facility. The applicants had not addressed these conditions at the previous review, and the Planning Commission requested another review in six months. It seems that things are in the same position that they were six months ago as these conditions have not been met. Director Hines stated that he made a site visit today, and the approach out front is still the same, there is no fence installed, none of the landscape or anything that was supposed to have been done has been completed. He didn't see anything in the back of the building for a new septic system or well. He mentioned that the applicant had come in because they wanted to split the larger portion of the building into two more units, and they were told that they could not do that until all of the conditions had been met for the special use permit that was granted.

Chair Bunyard asked if the applicant had anything to add. Maria Herrera stated that they have installed water filtration systems for the tenants of the building from Pure Water. She indicated that that company also did the water evaluation. They have been waiting for an update from the engineer for the septic system, and they have been waiting for the NDOT improvements until that permit process was completed.

Chair Bunyard questioned when they found out that the septic system needed to be redesigned, and Mrs. Herrera couldn't provide an answer. She said that the engineer was talking to someone in the planning area. Chair Bunyard asked staff if they had spoken with anyone regarding their septic system, and Director Hines responded that he has not spoken with anyone about that and that he would have to ask Jera Reidenbach, Building Official, to see if she has talked with anyone. He would find out about that.

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

Member Nelson pointed out that this is a commercial building, and the County doesn't normally oversee a commercial septic system as that goes through Nevada Division of Environmental Protection (NDEP). Randy Hines agreed. Member Nelson stated that talking with county staff doesn't impact this situation. He then asked the applicant who is their engineer. Ms. Herrera replied that it was OC Engineering. Member Nelson noted that this person would need to submit an application for

this permit to NDEP for a commercial septic system. He wondered where they were in that process because the engineer would have to design the system and apply to NDEP. The applicant indicated that the engineer had is redoing the plan because of the measurements, and Member Nelson verified that the engineer had submitted the application that was returned to be redesigned and resubmitted. Member Nelson then inquired about the timeline from the engineer for completing this because normally someone should be able to get a septic system through NDEP within a month. There was discussion between the applicants in Spanish, and Ms. Herrera said that she isn't sure how long it will take. Member Nelson then asked who the contractor is that will install the system. Maria Herrera said that it was Silver State Construction who was at the meeting. Member Nelson asked the contractor if he had spoken with the engineer regarding the septic system. Jorge Cruz, Silver State Construction, 5070 Reno Highway, said that he has been talking to the engineer for the last three weeks, and he was working on the design for the new septic system. The owner were going to provide a 4,000 square foot/gallon tank, and according to the property it is too big of a system. They cannot make the leach field fit on the property. He then said that they are redesigning the system to 2,500 square foot/gallon tank that should be sufficient for the use for the building. Mr. Cruz stated that the engineer is also working with NDOT for the front entrance for the property. It is the same engineer doing both of these permits. Member Nelson inquired about the timeline when they would have the permits or answers regarding the permits. Mr. Cruz confirmed that they have a meeting next Wednesday to see if they can fit a 2,500 square foot/gallon tank. Member Nelson questioned if they should have within the next three weeks either permits or answers regarding the permits or something. Mr. Cruz said that he would coordinate with the County as soon as they have some answers. Member Nelson stated that he didn't think that they had enough information to make a decision, and he thought that this item should be tabled or a short extension given in order for the applicants to provide the answers they need.

Member Edgmon provided an overview of this project. The building used to be a furniture store that ran just one business. The applicants subdivided this and have tenants in the building right now that are paying them rent, correct? The applicants responded in the affirmative. Member Edgmon continued by saying that all of these tenants have to comply with permits in order to open, and they have all complied with those permits in order to be open, but the applicants as the landlord are not complying with what they are supposed to do to support a rental that they are offering on Reno Highway. She asked where they were in the process for the NDOT permits. Do they have the permit? Have they paid the fee for the permit? Have you started that process? Mr. Cruz answered that it is the same engineer that is doing the septic system, and he is working on the plans because they are requiring new plans due to code changes on August 1, 2025. Member Edgmon inquired where they were on having the site drainage map. Have they started this for NDOT? Jorge Cruz couldn't provide an answer on where the engineer was in the process, but he knows that he has been speaking with Lisa Borges with NDOT for a couple of weeks. Member Edgmon said that regardless of who is talking to NDOT for them, have the landowners/landlords paid for the permit to NDOT to even start the process? The contractor reiterated that the engineer had started the process, but he didn't know where they were in that process.

Vice Chair Goings said that this started in January 2024 because the applicants were renting units in this building without obtaining a special use permit. We are a year and a half from the granting of the permit, and those conditions were to be met immediately. The Planning Commission tried to work with the applicants to grant the special use permit in order to help the tenants to be in compliance to operate their businesses. It seemed to him that even though they knew about these conditions for a

year and a half, they only started working on these things a month or month and a half ago. That is a problem with him. He thinks that they are kind of taking advantage of this board because they tried to work with them and help them through this. He is very frustrated with their lack of progress. He believes that if they don't table this to the next meeting, they should require them to come back for another review in a shorter period of time to follow up on the progress. He feels that this board has done all they can to help them out and their tenants out, and they are not taking this very seriously. It needs to be done.

Member Frey asked the planning staff if they have multiple tenants in the building right now, and the response was in the affirmative that there are two tenants using the building currently. He stated that things are way behind since they have tenants using this building. He verified that they are not allowed to bring in any more tenants until they meet these conditions. Director Hines responded that they can't expand beyond the three sections that were previously approved [not create another two units from the long section on the east side]. They've done all of the improvements inside the building as far as the fire walls and ADA (Americans with Disabilities Act) stuff inside the building, which was required immediately because of the existing tenants. There were other conditions for the septic, well and NDOT improvements for the permit, and those are the things that still remain incomplete.

Member Edgmon inquired of staff based upon the fact that they have failed to comply with these conditions, and they haven't done some of the more important things that need to be done on this property in order to have the tenants there, if the commission were to request that the department start the revocation process, what that would do to the tenants that are in the building. Director Hines replied that it would shut those businesses down. If they were to revoke the permit, the tenants would have to move their businesses. Member Edgmon asked how long the revocation process takes. Director Hines thought it would take a month or two. Member Edgmon pointed out that if they were to start that process, they would be ahead of the ball and actually doing things like they should be doing, and that gives them two months to comply prior to the permit being revoked. She then inquired if there was a way of stopping the revocation process if they do come into compliance prior to the process being completed. Director Hines noted that he hasn't been through this process yet, and he thinks that if they comply with the conditions, it will halt the revocation process. Member Edgmon suggested starting the revocation process instead of waiting for another two months to decide to do it then. She feels that these are some of the most important things—a septic system, water system, and all of that for tenants that are already in the building. She also said that the NDOT requirements are needed due to the parking that is coming off of the highway that causes problems. They are not complying with anything, so if you start the revocation process that could take a couple of months and they make a difference, then they could stop it. Director Hines thought it would be beneficial for them to research that process to understand if the Planning Commission makes the decision or if it must go to the Board of County Commissioners as well. He asked for at least one month to define the process. Member Edgmon asked if their recommendation was to give them another 30 days, and Director Hines responded that that would give him time to provide more information in 30 days.

Member Hyde thought the other commissioners have done a good job ferreting this out. He asked if the water system had to be a commercial size, and Director Hines stated that this is a single residential well, and it would need to be considered a community well because there are multiple tenants using it. There needs to be some coordination with the Bureau of Safe Drinking Water to determine if the well is sufficient for the usage of this building. This isn't something that the County has jurisdiction over, but the applicant needs to obtain something from the Bureau of Safe Drinking

Water regarding whether the well is sufficient for the usage of the tenants for this building. They would then need to comply with whatever is determined by the State. Member Hyde questioned if the applicants had started that process. Maria Herrera said that they worked with Pure Water to install tanks and filtration systems. Member Hyde stated that they want to support businesses, and they want them to be successful. He reiterated the comments of others that the applicants appear to not have taken these conditions seriously. He inquired how much time the applicants would need to get everything in order to gain compliance. If they only started this a month ago, you could see why the commissioners would be upset about this going on for a year and a half. What is a reasonable time period for them to bring this into compliance? Jorge Cruz said that he thinks that the plans for the septic system could probably be completed by the middle of January. He wasn't sure how long things would take with NDOT because they would have to tie it to the street, and they are thinking of leaving it alone because they are not disturbing any parking lot. Member Hyde wanted to make sure that they set a reasonable timeframe for the applicants to show that the septic system will be done, and the contractor said that he believes this could be done by the middle of January. The contractor said that once the permits were approved, he could start on the construction the next day. He also said that he has other projects that he is working on elsewhere, and he has had to wait for some permits on the other projects for seven months. Member Hyde stated his opinion that if they could have real progress on the septic system, it would show that the applicants are committed to complying. Jorge Cruz was confident that he could submit for the building permit for the septic system by January 15, 2026. Member Hyde said that he thinks that before they start any kind of revocation, they actually have a short period of time, but a reasonable window, where they could show progress. Mr. Cruz said that for the septic permit he would need 60 days. He restated that NDOT is very difficult to get a schedule for how long it will take. Member Hyde verified with the owners that they were comfortable with 60 days for completing the septic system. He pointed out that the commission is very serious about this that if they don't meet the 60 days then they would possibly begin the revocation process for this special use permit (SUP). Chair Bunyard asked if 60 days was sufficient to complete the septic system, and the answer was that they could have it installed in 60 days.

Member Nelson agreed with the other commissioners and understands their frustrations. He was concerned that the applicant wasn't being realistic in their timeframe, and he asked them to be honest with the commission because the holidays are coming up that could affect the timeframe for completing the system. They are committing to having something done that they don't even have plans for yet. If they can get it done in 60 days, that's fine, but they need to understand that depending on what NDEP requires here—whether it is a mound system or whatever—if they don't know the scope of work, how do they know if they have lead time to get tanks or finish the work. Jorge Cruz said that he talked to the engineer before he came to this meeting, and he is very comfortable giving him the plans before January 15th. He also called his supplier, and they have all of the materials except for the 2,500 square foot/gallon tank. It should only take 7-10 days to get that delivered to the site. He then reiterated that he didn't have any idea on how long the NDOT improvements would take. Member Nelson then brought up the well as being another item that needed to be handled. Dean Patterson stated that the business needs a public water system, which would be similar to having a mini-mart gas station on the highway. He noted that there is a gas station not far from this site, and it has a similar public water system. It will be up to NDEP to determine what type of system these applicants would need for their operation. There was some discussion regarding water testing and reporting to NDEP in order to obtain a determination from them for the people that would be drinking water from these businesses. Member Nelson asked the applicants to get a copy of the water testing results to the

county. The State needs to approve the water system for the use of the building, and the County needs to obtain documentation from the State of Nevada to verify that the water system is sufficient. He asked if the contractor could provide all of the information regarding the water system to the county in the next 30 days, and Mr. Cruz thought that they could have that before Christmas.

Chair Bunyard reiterated that they would like to see the septic system completed in 60 days, and the County needs to be provided documentation of the permitting and state requirements in 30 days for the water system, as well as some type of documentation regarding the permitting with NDOT.

Vice Chair Goings expressed his thoughts that they should table this item for three months [March meeting], which gives them a little longer than 60 days, to give the County some time to research the revocation process and the applicants time to provide documentation and answers. If the county is not provided with the items that were mentioned by Chair Bunyard, then they can begin the revocation process. The applicants have had plenty of time over the last year and a half, and now they could give them a little longer than 60 days, which should be sufficient time for them to show their willingness to comply with the conditions for the permit.

Chair Bunyard called for public comment.

Kimberly Muller, Gracie Jiu-Jitsu, one of the tenants at 5070 Reno Highway, asked regarding their special use permit at this location and how it would be affected if the special use permit for the multi-tenant facility were revoked. She wanted to be clear on how the revocation process would affect their business over the coming year. Director Hines said that the department hasn't gone through this process yet, and he would like to have time to research this. He suggested that they come to meet with Dean Patterson and himself to go over this. This has been a unique situation from the beginning because they had tenants in there before obtaining the permit that allowed that use. He expressed his desire not to go through the revocation process, but we need these conditions to be met. Mrs. Muller completely understands the need for compliance, and she just wanted to see how this could affect their permit. She expressed her concern about the lack of compliance with the permit and how this affects them with their first business. They do a lot of community work and are a good presence in the community. They want to continue to be that. She stated that they are at their disposal to help if needed to get things done.

Member Hyde said that he thinks that safe drinking water is more important than the septic, and he wanted to make sure that everyone understands who the entities are. It is the Nevada Department of Environmental Protection, but it is the Bureau of Safe Drinking Water (this department falls under NDEP) that ensures that the quality of the water meets both state and federal standards. We want to make sure that we are talking about the same agency/organization, and that's the bar that we need to clear. To him that is the most important element.

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

Member Frey moved to review this permit in six months, and there was not a second for the motion. Vice Chair Goings then moved to table this item to the March 2026 meeting to give the applicants time to meet the conditions of the special use permit. Member Nelson seconded the motion and the decision carried by a vote of 5 in favor (Member Bunyard, Frey, Goings, Hyde and Nelson) and 1 against (Member Edgmon).

- B. Consideration and possible action re: Review of a special use permit, SUP1105, previously granted to Shalena Hoisington on November 13, 2024 for a home based horse boarding operation. The property is located at 425 Bench Road, Assessor's Parcel Number 007-111-50. This is a follow up on enacting this permit to ensure compliance with all of the conditions for approval. *This item was tabled at the November 12, 2025 Planning Commission meeting to give the applicant another opportunity to attend the meeting.*

Shalena Hoisington was not available to speak regarding this application.

Randy Hines, Public Works Director, stated that the department had tried to reach out to Mrs. Hoisington several times—three from the Business License Administrator about the business license and twice regarding her attendance at this meeting. There has not been any response from her.

Chair Bunyard asked if we know that she is actually operating the business, or if she has abandoned it, and Director Hines said that when they've been out there, they haven't see anything. He's not sure whether or not she is operating the business. Chair Bunyard inquired if any of the commissioners had any questions or discussion.

Member Edgmon noted that this applicant was actually observed running the business without a license, without anything from the county. She had to obtain the special use permit because she was in violation with the code, and she has not complied in over a year to obtain the license or provide any information. To her knowledge, the business is still running, but she's still operating without a license as she did prior to the county finding out about it. She stated that the department needs to learn how to do the revocation process.

Chair Bunyard called for public comment. There was none.

Chair Bunyard called for a motion.

Member Edgmon moved to start revocation process by the director due to failure of the applicant to meet the conditions of the special use permit. Vice Chair Goings seconded the motion and the decision carried by unanimous vote (6-0).

- C. Consideration and possible action re: Request for renewal of temporary use permit, TUP384, previously granted to Keary Basford on August 12, 2020 for temporary quarters while constructing the primary dwelling. The property is located at 895 Howard Place, Assessor's Parcel Number 007-851-19.

Keary Basford, 895 Howard Place, was available to speak regarding this application. Chair Bunyard inquired about progress over the last year. Keary Basford said that he completed the foundation, and he has placed the property up for sale with Josh Berney. He wants to sell and move as soon as possible.

Randy Hines, Public Works Director, said that this was presented at the November 13th meeting last year. He noted that it was stated in that meeting that Mr. Basford needed to show significant progress toward building a home. He's had several meetings with Mr. Basford, some on the phone, and some in person. They have gone through his building permit. He has an active building permit to build a house, and he has his temporary use permit to live on the property. We had talked about what that substantial progress would be in the first year, and we had set that to be foundation, walls, trusses, and roof must be completed in that first year. Since the last meeting, code changes made all temporary use permits an administrative process. This was the last one that was renewed by the commission and Mr. Basford has not made the substantial completion, so we put it on the agenda for the commission to make the decision on whether to grant him an extension of the temporary use

permit. The administrative process would have to deny that extension since he did not meet the progress required.

Chair Bunyard asked if the applicant was still living at the property, and Mr. Basford responded that he is. As soon as it sells, they are going to leave. He doesn't want to do any more building or anything; he wants to get out as soon as possible. He has the place up for sale, and due to the seriousness of the situation and the stress, he is now under doctor's care. It is very serious that he gets out because of the stress, and he needs to end this whole situation. He has high blood pressure, a heart condition, and a kidney condition now due to the stress. It is a matter of just getting it sold and moving off as soon as possible. They have had some people come out to look at the property. He needs time to continue to live on the property with the temporary use permit so that he can get it sold and find a new place to move to as soon as possible. He is requesting the extension to give him that time. Chair Bunyard asked when the property was listed for sale, and Keary Basford stated that it was about three weeks to a month ago.

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

Member Edgmon asked staff how many years this temporary use permit has been in place and how many years the building permit has been open for the residence. Director Hines thinks that the original temporary use permit was approved in 2020, and the applicant was living there before that time because the application came as a result of a code enforcement case. He then said that the building permit has been in place for a little over a year. He had to have that permit prior to the meeting last year. Member Edgmon expressed concern with the fact that people make adjustments and start doing things just before the meeting once they get notice. This is a concern, and the county has given them ample time and worked with the applicant to complete this process. She also understands that it is causing Mr. Basford stress. She noted that he is living in an RV that could be moved to another location. Keary Basford stated that he can't do that; he doesn't have the money to do that. He would be homeless. His existence depends on the sale of that property. Other than that, he lives on this disability and social security, and he's paying a mortgage on that land. If he has to leave, he would be homeless on the street literally—he and his wife. He cannot afford to move the RV anywhere or pay for it to be anywhere. Member Edgmon pointed out that these were choices that the applicant made—building a home with no money. Keary Basford said that he did have money, but at this point he decided that he couldn't live there anymore under this stress. He doesn't have the money anymore, and he doesn't want to move forward. He wants to move out, end it, and get away from it. He doesn't want to put another penny into this project. The money is all gone. Member Edgmon stated that it takes time to sell a home, especially when it has a foundation that might be for a home that somebody doesn't want, or the size that somebody doesn't want. It will take him time to sell a home and land. Mr. Basford responded that if he can't get it to move, then he will drop the price. He wants out; it's a matter of life and death with his health. He can't take it anymore. He could have a heart attack or stroke at any time due to the stress of this. If the commission needs a doctor's statement, he will be more than happy to get it for them.

Member Hyde said that he was at the last meeting, and he said that Mr. Basford has made some progress since then—put in a foundation and spent money for that. What he understands from what has been said tonight is that Mr. Basford has made a very solid commitment to make another change, and that is to move as soon as possible. He said that he wants to ensure that if they should grant him some more time, especially if the applicant is willing to be reasonable about the sales price, if the applicant would make an earnest effort to sell the property, including dropping the price to sell it. He understands what Member Edgmon is concerned about is for this to stretch out for another year

and nothing has happened. The commission would like to see, if they decide to grant another renewal of this permit, that within that period of time the applicant has sold that property and moved. They wish him good health and want him to have every possibility to have that. He didn't see a problem with granting that extension.

Vice Chair Goings said that this is a temporary use permit, and this has been almost six years into a temporary use permit. He keeps hearing that there are always reasons why they can't move forward, and in the interim, there is a travel trailer in place that is being lived in, which is not acceptable in the county code to be used for a permanent dwelling. He understands that Mr. Basford has health problems and that he is under stress, but he has been given nearly six years to get this done. This commission has had to review this every year. He knows that he has been on the commission for at least two of those years. He's not ready to give another extension. He thinks that he has had plenty of time, and he understands that Mr. Basford is under stress and doesn't want to put more stress on him, but feels that if they give another year, they will see him back again next year in the same situation. Keary Basford said that he didn't understand until he was speaking with Randy Hines that he needed to have more than the foundation done to show progress. He wasn't aware that he needed to have the walls and the roof up. Where is he supposed to get the money to do all of that in one year? He isn't going to sell anymore water rights because he has already devalued his property enough, and he wants to save the remaining water rights on the land to keep the value there, so it will sell. All of a sudden, he was slammed with having to put the walls and roof up for the house. He wants to sell and get on with his life. He doesn't want anything to do with this anymore. Chair Bunyard asked Mr. Basford to calm down because he was getting so upset. Keary Basford stated that he feels that he is looking at being homeless on the street.

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

Member Nelson expressed his opinion that he doesn't see that extending this for another year would result in the sale of the property and the applicant moving. He wondered if they could do some kind of review in three months, or two months, to see if there has been any offers for the property. He doesn't want to give another year because it just keeps going. Keary Basford responded that it wouldn't go beyond a year. He just want a year to find another place to live and get the property sold so he can move. Randy Hines stated that the temporary use permits are meant to be temporary. This is for home construction, and we don't have a temporary use permit for this type of situation in our code (to live there while he is selling the property). We don't have a temporary use permit that applies to that situation. This one was approved under the home construction situation, and he reiterated that he did talk with Mr. Basford in April 2025 about constructing the floor, walls, and roof because that is substantial completion. He has been very open with the applicant that substantial completion needs to be made, especially in this case that has been going on for six year. Unfortunately, he can't make that decision, which is why this item was added to the agenda. He has been open with the applicant about the administrative process and what he is permitted to do. Mr. Basford stated that he has established the infrastructure—power, well, the septic, and now the foundation. He has everything there; it is more than just a foundation, which was done this year. Chair Bunyard stated that everyone's concern is that all of these things have been done over a five year period and not in one year.

Member Edgmon inquired about the process and timeline with a decision for denial of the extension/renewal of this permit. He had a year to list this property for sale and if he didn't have money at the beginning of the year and doesn't have money now, if they deny this, does that give him 60 days or 90 days. What is the denial process? Randy Hines noted that this happened at the last

meeting where the commission denied an extension of the temporary use permit, which was the second week in November. The applicant filed an appeal that is currently scheduled for the January 6, 2026 Board of County Commissioners meeting. That would give about 45 days for the end of an appeal process. There was discussion about the appeal process, and there is an appeal fee of \$250 that goes along with that. At that point, the Board could either approve it or deny it.

Member Hyde then asked if there have been any complaints from neighbors about this property because of this ongoing permit. Director Hines replied that there have not been any complaints. One reason that we have a temporary use permit is because we don't want to have something that is unsightly in a community that detracts from the value of the property. He is wondering if because of the location of this property, how many people have actually been offended and whether it is a nuisance. What is the problem with him having another year for him to actually get it sold. Director Hines commented that it is more of a life, safety and health issue than it is a nuisance. RVs are meant to be used temporarily, and it is a life, safety, and health situation. Member Hyde questioned whether that has been a contribution to his health issue right now.

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

Member Edgmon moved to deny the request for renewal of the temporary use permit to Keary Basford at 895 Howard Place, Assessor's Parcel Number 007-851-19. Vice Chair Goings seconded the motion, and the vote was three in favor and three against, which failed.

Member Hyde moved to approve the renewal of the temporary use permit for six months. Member Nelson seconded the motion, and the decision carried by a vote of 5 in favor (Members Bunyard, Frey, Goings, Hyde and Nelson) and 1 against (Member Edgmon).

Keary Basford asked regarding the process in six months if the property has not sold during that time. Chair Bunyard stated that they are giving him six months to either sell the property and move off, or to build the home. At that time, he would come back before the commission for another decision, and if he is denied, he would have the opportunity to appeal their decision to the Board of County Commissioners. Mr. Basford expressed appreciation for the consideration of the commissioners for his situation and thanked them for the additional time.

9. New Business:

A. Consideration and possible action re: A parcel map application, PC25-13, filed by Bart Hiatt. The property is located on Boundary Road, Assessor's Parcel Number 009-071-27, consisting of 66.54 acres in the A-10 zoning district. This parcel map will implement a previously approved tentative parceling plan. The applicant proposes to create three lots and a remaining lot that will be divided further by a subsequent parcel map. *This item was postponed from the November 12, 2025 meeting.*

Items A and B were discussed and decided together since they are related to the same tentative parceling plan.

David Crook, Lumos & Associates, 275 West Williams Avenue, was available to speak regarding this application.

Dean Patterson stated this application is implementing a tentative parceling plan to create 6-lots that was approved by Planning Commission in May 2025. This item was postponed from the

November meeting and there was nothing new to add from the report that was provided to the commissioners.

Chair Bunyard asked if the applicant had anything to add, and there was nothing.

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

Chair Bunyard asked for public comment. There was none.

Chair Bunyard called for a motion.

Member Edgmon, based on the information provided in the application, in the staff report, and heard tonight, moved 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 & PC25-14, and therefore recommend that the Board of County Commissioners:

(A) APPROVE the 2 parcel maps for Bart and Shirley Hiatt to divide Assessor's Parcel Number 009-071-27 into six 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.

Vice Chair Goings seconded the motion and the decision carried by unanimous vote (6-0).

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.*

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

- B. Consideration and possible action re: A parcel map application, PC25-14, filed by Bart Hiatt. The property is located on Boundary Road, Assessor's Parcel Number 009-071-27, consisting of the remainder of 33.25 acres in the A-10 zoning district. This parcel map will implement a previously approved tentative parceling plan. The applicant proposes to divide the parcel into three lots. *This item was postponed from the November 12, 2025 meeting.*

This item was discussed and decided as part of the previous item.

- C. Consideration and possible action re: A parcel map application, PC25-11, filed by Bernard Ponte, Jr. and Cynthia Troxel. The property is located at 1250 Rice Road, Assessor's Parcel Number 008-272-03. The applicants propose to divide the farmstead from the farm lot creating two lots. *This item was postponed from the November 12, 2025 meeting.*

Bernard Ponte, Jr., 3995 Westwood Drive, Carson City, Nevada, and Cindy Troxel, 1641 Cameron Lane, Fallon, Nevada, were available to speak regarding this application.

Dean Patterson, Senior Planner, said the applicants propose to divide the farmstead from the farmland, creating two lots. The parcel map is not intended to create a new development, but rather create a 3.55 acre parcel for an existing residence and a large remainder parcel of vacant land (farm) with water rights. The staff report reviews the approval criteria. There were issues that the applicant had with the previous staff review, but there have been clarifications that resolved those issues, which are identified in the staff report.

One issue was that the Master Plan, Title 13, and the codes related to second and subsequent parcel maps state that lots under five acres are not normally allowed unless connecting to a community sewer or water system. After the previous review, it was learned that the parcel is already connected to the Old River water system, so those standards do not apply.

A second issue was that new parcel maps using wells normally must dedicate water or pay the water fee. But, since both properties are or will be served by the water system, that standard does not apply.

Another issue was that the road serving the new small lot that runs across the Old River Water Company property must meet County standards. A variance was approved to use a Minimum Access Road standard. Since the initial review, the Road Supervisor has confirmed the road is adequate, so the conditions were modified.

Lastly, the applicant had questions about the certificates on the map indicating the dedication of sewer and water improvements. Facilities are not being dedicated, and that text will be clarified on the map.

Chair Bunyard asked if the applicant had anything to add. Mr. Ponte said that all of their concerns were addressed.

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

Member Edgmon inquired about the road that is being used to access the smaller parcel and whether it could be used in the future for the development of the larger parcel. Dean Patterson stated that the access for the larger parcel would have to come off of Wade Lane to the north because the minimum access road would only be sufficient for accessing the smaller parcel with the existing residence. Member Edgmon wanted the record to reflect that the intent for access for the larger parcel would not come through the minimum access road for the smaller parcel and wanted to make it clear that any future development of the larger parcel would not be able to access Rice Road through that road.

Chair Bunyard called for public comment. There was none.

Chair Bunyard called for a motion.

Member Hyde, based on the information provided in the application, in the staff report, and heard tonight, moved to find that the criteria found in CCC 16.04.040(C) and CCC 16.04.050(A) have been met for the parcel map application PC25-11, and therefore recommend that the Board of County Commissioners approve the parcel map for Benard Ponte Family Trust and Cynthia Troxel to divide Assessor's Parcel Number 008-272-04 into two lots. This approval is subject to conditions, as listed in the Staff Report. Member Edgmon seconded the motion and the decision carried by unanimous vote (6-0).

Recommended Conditions:

1. *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.*
2. *Any final changes required by the County Surveyor shall be made prior to recording.*

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

D. Consideration and possible action re: A special use permit application, SUP25-41, filed by Nathan Koyama of K&K Ranch LLC. The property is located at 600 Howard Place, Assessor's Parcel Number 007-891-18, consisting of 9.72 acres in the A-5 zoning district. The applicant proposes to add livestock meat processing to his existing home business for game meat processing.

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

Randy Hines, Public Works Director, said the applicant received approval for a special use permit (SUP) back in July of 2025 to operate a wild game processing home business within the existing 480 square foot garage on the residential property. The original approval included a condition explicitly limiting the business to wild game processing and prohibited domestic livestock processing, retail sales, animal slaughter, etc. He stated that there was a suggestion that Mr. Koyama would be coming back for this proposal. The applicant is now seeking to amend the SUP to expand the application. The approved use to include the processing of domestic livestock, specifically, cows, goats, and similar animals, using the same facility previously presented to the commission. Aspects of the previous SUP, the hours, appointment-only visits, waste handling, practices, no on-site slaughter, etc. remain unchanged. The applicant said that domestic livestock require longer hang times in the walk-in cooler, especially for dry aging, resulting in fewer customer visits due to this change in time that it takes to process. The applicant also stated that the available facility is only able to hold one cow or three pigs, or six half pigs. This potentially reduces the frequency of drop-off and pick-up visits from the customers.

Chair Bunyard asked if the applicant had anything to add. Mr. Koyama believes that Director Hines pretty much covered everything. He stated that this wouldn't increase the number of customer visits by much, and this would allow him to utilize the facility during the months when no game meat would be processed.

Chair Bunyard questioned the number of animals that the applicant anticipates handling, and Nathan Koyama estimated about 26 per year based upon the two week hang time. Chair Bunyard inquired if any of the commissioners had any questions or discussion.

Member Edmon stated that she spoke to neighbors in the area, and they were not even aware that a business was there. She commended them for not negatively impacting the neighborhood. She then asked if the department had received any complaints, and there were none.

Member Frey asked the applicants if there were any of the recommended conditions that would impede their ability to do business, or if everything was to their satisfaction. Mr. Koyama responded that he was happy to get approved for the original permit; however, he was not happy about having to come back again to add livestock processing after obtaining the first permit. He expressed

appreciation for their decision to grant the permit.

Vice Chair Goings inquired about the size of the cooler, and Mr. Koyama said that it is 10' by 7' or 8'. It is very small. Vice Chair Goings remarked that there probably won't be enough room for a whole beef when he is taking in the wild game for processing to which Nathan Koyama agreed. Vice Chair Goings noted that this could mean that he might not even process 26 livestock animals in a year due to the game meat processing during a portion of that time.

Chair Bunyard called for public comment. There was none.

Chair Bunyard called for a motion.

Member Frey, based on the information provided in the application, in the staff report, and heard tonight, moved that the findings have been met for conformance with the criteria found in CCC 16.08.080(H) and therefore approve the application for a Special Use Permit submitted by Nathan Koyama for a meat processing home business at 600 Howard Place (Assessor's Parcel Number 007-891-18). This approval is subject to conditions, as listed in the Staff Report. Member Edgmon seconded the motion and the decision carried by unanimous vote (6-0).

Recommended Conditions:

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

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

E. Consideration and possible action re: A zone change application, ZC25-3, filed by The Emborsky Family LLC, Trinity Series. The property is located near Trinity Junction, Assessor's Parcel Number 005-091-13, consisting of 640 acres in the RR-20 zoning district. The applicant proposes to change the zoning to I-3 Heavy Industrial for an explosive storage facility.

Don Emborsky, 710 West 5th Street, Carson City, Nevada, and Shawn Harrison, 503 Sam Clemens Avenue, Dayton, Nevada, were available to speak regarding this application.

Dean Patterson, Senior Planner, said that the zone change application follows recent updates to the Churchill County Code regarding industrial zoning classification. The county recently divided the former single industrial districts into a tiered system including I-1, I-2, and I-3. The purpose was to provide separation of high impact uses from residential and commercial areas. So, the applicant proposes to rezone the 640-acre parcel from RR-20, which is the entire area in that part of the county, to I-3, heavy industrial. The intent is to develop an explosive storage and distribution facility. This use is prohibited in the existing RR-20 zone, but is allowed in the I-3 zone through a conditional use permit due to the use and handling of explosives. Although the parcel is 640 acres, only about two acres will be used for the explosive facility. The remaining acreage serves as a protective buffer, providing separation from the neighboring parcels and roads. The access road comes from the Interstate 80-Trinity Interchange. A map was displayed on the overhead screen to show the location. He pointed out that you can see the small lots near the Trinity Interchange and then the road curves around west and north to a large mine north of this property and then follows the transmission line into the property. The applicant indicates they've been working with all of these affected owners to obtain access for the project. The staff report reviews the approval criteria. The primary reasoning in support of the rezone is that the recent rezoning efforts for industrial lands focused on limiting potentially objectionable uses to remote areas. That effort anticipated additional requests for changes to add more industrial zones. This project aligns with that plan. It is remote, but near transportation and power infrastructure. In addition, the master plan designates the surrounding area as industrial. Note that establishing a large area of I-3 land can allow a square mile of various heavy industrial activity. However, the applicant has a specific use that needs such a large area of buffer land, which will be largely vacant and will preclude developing the entire area for heavy industrial use. One issue pointed out in the staff report concerns the ability of the facility to be out of the path of hazardous flash flood flows, including ravine squashes and alluvial sands, which cover much of the mountainous property. The planned location appears to be sheltered from flash flood problems by a rocky knob although the access road will have to cross those areas and deal with the problem. Staff recommends approval.

Chair Bunyard asked if the applicant had anything to add, and Mr. Emborsky thought Mr. Patterson covered everything.

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

Member Edgmon expressed appreciation to Director Hines and Planner Patterson for their work on the changes to the zoning for Industrial, and she believes that this aligns with what the county has been trying to achieve.

Chair Bunyard called for public comment. There was none.

Chair Bunyard called for a motion.

Member Edgmon, based on the information provided in the application, in the staff report, and heard tonight, moved to find that the criteria found in CCC

16.08.060(E) have been met for the zone change from Rural Resource RR-20 to Heavy Industrial I-3 submitted by The Emborsky Family LLC for the property on Assessor's Parcel Number 005-091-13, and therefore recommend that the Board of County Commissioners approve the zone change application. Vice Chair Goings seconded the motion and the decision carried by unanimous vote (6-0).

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

F. Consideration and possible action re: A zone change application, ZC25-4, filed by SE US Development, LLC, for Forty Mile Desert LLC. The properties are located off Interstate 80, Assessor's Parcel Numbers 004-391-14, 004-391-15, 004-391-17, 004-391-19, 004-391-20, 004-391-24, and 004-391-34, consisting of 3,169.12 acres in the RR-20 zoning district. The applicant proposes to change the zoning to I-3 Heavy Industrial for a future solar project.

Scott Whittemore with Energy Project solutions on behalf of the applicant, 4675 West Chico Avenue, Las Vegas, Nevada, was available to speak regarding this application.

Dean Patterson, Senior Planner, said that this zone change application follows recent updates to the county code regarding industrial zoning classifications. Churchill County recently divided the former single industrial district into a tiered system, including I-1, I-2, and I-3. The purpose was to provide separation of high impact uses from residential and commercial uses. The amendments also changed the zoning ordinance such that the new I-3, heavy industrial, designation allows for solar power generation subject to a conditional zoning permit rather than a special use permit that requires a public hearing. The applicant proposes to rezone over 3,000 acres from RR-20 to heavy industrial, I-3. This would streamline the permitting system for the anticipated solar project. A large percentage of the property would be covered with solar panels and support facilities. Alright. Two access roads will come from the I-80 Nightingale Interchange, which is west of the project area, as displayed on the overhead screen. The access roads would be running through the project area on the north and south sides of the freeway. These are our RS2477 historic roads being a pioneer trail road on the south side, which is also partly an NDOT (Nevada Department of Transportation) road and the old rail bed road on the north side. These roads provide direct access to three of the seven parcels and come near two more parcels. Two of the parcels appear to be severely inaccessible and the solar project will need to do extensive work to get access to those properties. Power availability is mostly limited to the three parcels along the north side of the freeway, but a solar project will make significant investments in power lines. The staff report reviews the approval criteria. The primary reasoning in support of the rezone, like the project before, is that the recent rezoning effort for industrial lands focused on limiting potentially objectionable uses to remote areas. That effort anticipated additional requests for changes to add more industrial zones. This project aligns with that plan. It is remote, but near transportation and power infrastructure. The master plan designation for much of the area is industrial, but it does not cover parts of some of the parcels. However, the master plan boundaries are not intended to be exact, and those properties are adequately near the industrial designation. One issue is that establishing several square miles of I-3 land can allow heavy industrial activity on vast areas of land with difficult access and power problems. This could overtax the transportation and power infrastructure. However, the applicant has a specific solar project in mind and that will use up most of the land. Another issue has to do with placement of facilities and the path of flash flood flows. However, from viewing initial flow out plans, the project appears to avoid those areas. Staff is

recommending approval.

Chair Bunyard asked if the applicant had anything to add. Mr. Whittemore acknowledged and thanked staff for working with them. They commended county staff for working with them on this rezone process for over six months. It really signals to the industry and gives a lot of clarity as to what the intentions are in Churchill County. They are excited about this project. He noted that this conforms with the Master Plan, and he agrees with the findings provided in the staff report.

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

Member Edgmon thanked the applicant for working through this process, and she thinks that this falls in line with the industrial master plan of the county code.

Member Hyde stated that he agrees with Member Edgmon. He questioned the timing of this project. What are the projected timelines for when it will start and how long it will take? Scott Whittemore responded that part of the project encumbers and crosses BLM (Bureau of Land Management) lands. That timeframe can be uncertain when dealing with the Bureau of Land Management permitting process. They've applied for that right-of-way grant and are working through that process. They would love to start construction at the end of next year. It's all dependent on getting through the Bureau of Land Management process. Construction would be generally 18 months. The life of the project is typically 30 to 40 years. That's what a power purchase agreement would look like and kind of match the project.

Member Nelson inquired about where this project would be in relation to the NV Energy project, and a map was displayed on the overhead screen showing that it would be one section over from the existing NV Energy solar project. Member Nelson then asked about how many megawatts this facility is projected to be. Mr. Whittemore answered that it would be 240 megawatts of solar and 240 megawatts of BESS (battery energy storage system). Member Nelson questioned if they planned to use tracker panels or the standard panels. Scott Whittemore said that they will be tracker panels.

Chair Bunyard called for public comment. There was none.

Chair Bunyard called for a motion.

Member Edgmon, based on the information provided in the application, in the staff report, and heard tonight, moved to find that the criteria found in CCC 16.08.060(E) have been met for the zone change from Rural Resource RR-20 to Heavy Industrial I-3 submitted by SE US Development, LLC on Assessor's Parcel Numbers: 004-391-14, 004-391-15, 004-391-17, 004-391-19, 004-391-20, 004-391-24 and 004-391-34, and therefore recommend that the Board of County Commissioners approve the zone change application. Vice Chair Goings seconded the motion and the decision carried by unanimous vote (6-0).

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

10. Code Changes:

- A. Consideration and possible action re: Zoning Map Amendment for additional parcels that are currently zoned Industrial, but weren't included in the prior notification and approval by the Board of County Commissioners on September 17, 2025 as being redesignated to Industrial 1, 2, or 3.

Director Hines stated that a workshop will be held in January (January 27, 2026) because

there are proposed code changes on accessory dwelling units and some E-1 zoning clarifications in Title 16. He hopes to get an item regarding some cleanup on the zoning map amendment for the January Planning Commission meeting, but it may not be until the February meeting. There were a few parcels that were missing in those industrial zoning changes due to having dual zoning designations.

11. Commission Items:

- A. Consideration and possible action re: Election of Chair and Vice Chair for the Planning Commission to serve beginning January 2026.

Chair Bunyard called for nominations for Chair and Vice Chair to serve in 2026 for the Planning Commission. Members Edgmon and Goings stated that they would be willing to serve as Chair.

Member Nelson nominated Member Edgmon as Chair and Member Goings as the Vice Chair.

Member Hyde nominated Member Goings as Chair and Member Edgmon as Vice Chair.

Member Frey nominated Member Edgmon as Chair and Member Goings as Vice Chair.

Member Goings nominated himself as Chair and Member Edgmon as Vice Chair.

Member Edgmon nominated herself as Chair and Member Goings as Vice Chair.

Chair Bunyard called for a vote for Tami Edgmon as Chair, and the vote was 4 in favor. He then called for a vote for Jeff Goings as Chair, and the vote was 2 in favor. Tami Edgmon will serve as Chair. He then called for a vote for Jeff Goings to serve as Vice Chair, and the vote was 6 in favor. Jeff Goings will serve as Vice Chair.

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

Member Edgmon asked if the November meeting could be November 12th instead of the 10th for those who wanted to go on vacation or do something for the Veterans Day holiday. Director Hines stated that changes have been made to the bylaws, so they have the flexibility to change the days and times for meetings. He said that they could accept the schedule with that change, or they could approve this and then adjust the schedule when it is closer to that meeting date.

Member Edgmon made a motion to approve the schedule of Planning Commission meetings for 2026 and changed the November 10, 2026 meeting to November 12, 2026. Vice Chair Goings seconded the motion, and the decision carried by a unanimous vote (6-0).

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

No Items.

Member Edgmon moved to approve the Consent Agenda as submitted. Member Nelson seconded the motion, and the decision carried by a unanimous vote (6-0).

12. Public Comment:

Director Hines thanked Zack Bunyard for his service, and he stated that Dennis Mills was appointed to the Planning Commission to begin in January 2026. Lane Mills, Deputy District Attorney, echoed the same sentiments and thanked Zack for all of his years of public service. It is a lot of work and sometimes is not appreciated. Zack Bunyard expressed appreciation for everyone that he has worked with over the last six years. The members of the commission thanked Zack for the time they served with him.

13. Adjournment:

There being no further business to come before the Planning Commission, Chair Bunyard adjourned the meeting at 7:42 p.m.

14. Appendix:

Supporting Documentation

Approved: _____

Tami Edgmon, Chair

Approved: _____

Jeff Goings, Vice Chair

Approved: _____

Victor Ansotegui, Commissioner

Approved: _____

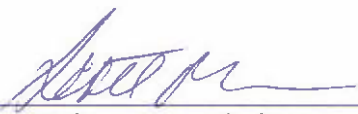
Joe Frey, Commissioner

Approved: _____

R. Mark Hyde, Commissioner

Approved: _____

Dennis Mills, Commissioner

Approved: 
Scott Nelson, Commissioner

ATTEST:


Diane Moyle, Administrative Assistant



CHURCHILL COUNTY
PUBLIC WORKS, PLANNING & BUILDING

270 S Maine Street, Suite A, Fallon, Nevada 89406
Office (775) 423-7627 Fax (775) 428-0259

STAFF REPORTS FOR
PLANNING COMMISSION MEETING – December 10, 2025

LIST OF STAFF REPORTS

- | | |
|---|---------|
| ● Hiatt 2 Parcel Maps – Boundary Rd. | Page 2 |
| ● Ponte & Troxel Parcel Map | Page 5 |
| ● Koyama Home Based Special Use Permit for Meat Processing Business | Page 9 |
| ● Emborsky Zoning District Amendment from RR-20 to 1-3 | Page 13 |
| ● Forty Mile Desert LLC Zoning District Amendment from RR-20 to 1-3 | Page 17 |
| ● Consent Agenda | Page 22 |

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 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		

NOTE that this application was on the previous month’s agenda. The application had to be postponed because the Planning Commission did not have a quorum due to a recusal of a member. This **staff report is not changed.**

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:	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	

NOTE that this application was on the previous month's agenda. The applicant requested the application be postponed to provide time to discuss and address issues and requirements in the staff report. This **staff report is not changed**, except as noted in specific locations. The applicants have provided a letter that discusses concerns related to the private water system, **Old River Water Company**, that their family developed in support of 2 adjacent subdivisions – one that includes Red Road (Ponte subdivision), and one on Wade Lane and Ryan Way (by the applicants).

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. The residence is connected to the Old River water system. 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 exists on the property.

Clarification In discussion with the applicants, it was discovered that the existing home is ALREADY connected to the Old River Water Company water system, and that the large farm lot is also within the service area and can be served. Connection to a water system is an exemption from the dedication/fee requirements. So, this requirement is met.

- **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.

Clarification Since the previous meeting, the applicant provided information regarding the driveway construction. In addition, the Road Supervisor has examined the driveway and found that it meets County standards as approved in the Variance. Road requirements are met.

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.

Clarification Since the previous meeting, the applicant provided information that the property is either already served by a water system or that the remaining land can be served when developed. This meets the Master Plan policies.

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.

Clarification As noted for other clarifications, since the previous meeting, the applicant provided information that the property is already or can be served by the Old River Water Company. This meets the Title 13 requirements.

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.

Clarification The following motion replaces the motion from the previous staff report.

- ☐ 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.

Recommended Conditions (NOT PART OF MOTION):

Clarification The following conditions of approval replace those from the previous staff report.

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.
- 2) Any final changes required by the County Surveyor shall be made prior to recording.

Application:	Home Business Special Use Permit	Application #: SUP41
Use Table Listing:	Home Business – meat processing business	
Applicant:	Nathan Koyama for K&K Ranch Butchering	
Owner:	Nathan Koyama & Ellen Covington	
Site:	600 Howard PL, (APN 007-891-18) – 9.72 acres.	
Designations:	Master Plan – NAS Fallon Buffer-Agricultural // Zoning – A-5 // NAS Fallon Overlay Zone	

Background: The applicant received approval for a Special Use Permit (SUP) in July 2025 to operate a **wild game processing home business** within an existing 480-square-foot garage on the residential property. The original approval included a condition explicitly limiting the business to **wild game processing only**, and **prohibited** domestic livestock processing, retail sales, animal slaughtering, etc. without additional permitting.

The applicant now seeks to amend the SUP to expand the approved use to include the **processing of domestic livestock**, specifically cows, goats, pigs, and sheep, using the same facility previously presented to the Commission.

Summary: The applicant requests an amendment to the existing SUP to authorize **domestic livestock processing** within the previously approved 480 sq. ft. garage, which includes designated space for **meat storage, cutting, and sanitation**. As described, no domestic animals would be slaughtered on-site. Instead, the applicant conducts a mobile “home harvest” service using vehicles, in which animals are killed and field-dressed at the client’s property. The carcasses would be immediately refrigerated, then transported to the applicant’s facility for processing. Operational methods would remain largely consistent with the previously approved activities for wild game processing.

This use remains subject to the development standards for **Home-Based Businesses**, defined by the ordinance as:

“Any business activity customarily not associated with a residential parcel conducted as an incidental and accessory use of the residential parcel.”

Home-based businesses are generally reviewed administratively and must meet the eight criteria of CCC 16.16.020.8.1(a–h) to ensure they remain subordinate to residential use and minimally noticeable to neighbors. When a proposal cannot meet those criteria—due to operational impacts or intensity—it may be considered through a Special Use Permit, provided it satisfies CCC 16.16.020.8.2(a–h).

The applicant previously required a SUP based on the following elements:

- Customer visits
- A proposed business signage.
- An additional commercial vehicle

These conditions remain applicable under the current request.

All the aspects of the previous SUP—hours, appointment-only visits, waste handling practices, no on-site slaughtering, etc.—remain unchanged, except changes associated with the difference in animal size and processing requirements and **fewer anticipated customer visits**. The applicant suggests that domestic livestock require longer hang times in the walk-in cooler, especially for dry aging, resulting in **fewer customer visits since he will be taking one animal at time**. The applicant also stated that the available facility is only able to take a cow or 6 halves of pigs at a time. This is because the domestic meat is much bigger in size compared to multiple smaller wild game animals. This also reduces the frequency of drop-off and pick-up visits from customers.

Notices: were sent regarding the proposal. No public comment received at this point.

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 property and surrounding area are in an A-5 zone. North of the property across Stark Lane is a large alfalfa field, northwest is a residential property, to the east are 3 smaller lots with 2 having manufactured homes and one appearing to be a junk yard. South and west of the property are large fields of alfalfa. The property is large, so it has ample distance to other uses to the south and west.

A full-scale meat processing business would normally be incompatible with the residential and agricultural neighborhood. Retail stores would not be appropriate. But the proposed home business will have small numbers of customers (approx. 3 per week) and probably 6 more during the wild game season, which can be compatible with the neighborhood.

Animal processing comes with meat waste which can cause odors and pests that would be incompatible with the neighborhood. The submittal describes waste handling in detail to control any problems. Bones and meat trimmings will not be allowed to rot and will be taken to the landfill. Staff recommends no outside storage or disposal of waste, and all storage of carcass waste must be within cold storage to prevent odor and pests. Carcass waste will also affect the septic system during washing activity. A grease-fat-solids separator on the wash drain was required with the previous SUP and should be maintained with this request. The applicant verbally indicated in the previous SUP this will be a unit placed between the sink drain and the floor drain, which has been authorized for other businesses.

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

The **Master Plan** establishes land use districts that are implemented by the zoning districts. The area around the proposed home business has a Master Plan designation of Agriculture for agricultural uses and large lot single family residences. The property is zoned A-5 Agriculture. **Home Based Businesses are a listed use** in the use table for the zone, needing an SUP for those proposals that do not meet certain criteria. Most Master Plan policies are not applicable to the development of commercial uses; or are neutral in terms of general commercial activity. The main applicable section in the Master Plan is Chapter 11 Land Use, which requires protection of the community from new development.

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

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

Compatibility issues are discussed under criterion 1, above. Environmental Impacts are addressed in Criterion 5. **Conditions of approval would 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.

- **Generally:** The home business will use the existing well, power, and the septic available on the site. No new buildings are proposed, so setbacks and easements do not come into play. Any required customer parking for a Home-Based Business would be determined through the SUP, and the proposed parking area appears adequate for a couple vehicles at time. Similarly, the landscaping code does not apply to activities accessory to a single-family residence, like a Home-Based Business.

- **Utilities:** The applicant previously installed minor power upgrades to the garage, and building permits have been obtained. Changes to the residential septic system and water well should not be needed. However, questions were raised about the adequacy of the septic system. On inquiry, the applicant indicated that a fat and solids separator unit was to be placed between the sink drain and floor drain. This is an option used in other businesses.
- **Signage** was proposed and within the 10 square foot limit and staff recommended the placement of sign be set back from the intersection to avoid obstructing vision during turns.
- **Handicapped accessibility** is complicated for home businesses. Normal businesses need to meet handicapped accessibility requirements for employees and customers. But businesses at a residence are a special situation. Customer visits that are short and do not need to come into the business, such as only for pickup and drop off, do not need an ADA parking space and building access. Customer visits in the building must meet ADA parking and building access requirements. Long customer visits must provide an ADA restroom. The proposed home business will be just pickup and drop-off, including curb-side service for disabled customers, so ADA requirements should not be required at this time. However, such determination is made by the Building Official who provided comments that ADA compliance will be needed.

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

There are no public sewer and water services on or near the site. Private sewer and water service currently exist for the home and can be used for the accessory Home-Based 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.*

The property is served by Stark Lane and Howard Place, and both are paved County-maintained Roads. The change to the home business should minimally change the traffic count from the previous approval. Expected traffic trips (1 visit = 2 trips) for the business are modest. With a maximum of 3 visits a week, only 6 trips are generated for the business in a week, though deliveries will increase the trips per day and the wild game processing season increases total trips to 18 per week. The road is adequate for the traffic, and no mitigation is necessary. NOTE that the 3 animal limit for the facility is due to storing carcasses and meat products. If products leave at a faster rate to reduce storage needs, more carcasses can be processed. Staff recommends placing a limit on the home business, but also allowing modest carcass increases resulting from efficiency. A maximum carcass processing of 10 per week was deemed appropriate in the previous SUP to remain within the characteristics of a home business. Staff recommends the business continue to be limited to processing 10 carcass per week to maintain the characteristics of a home business. With such limits, traffic impacts do not need mitigation.

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.*

Potential environmental impacts include odors from meat waste, and traffic from customers. Businesses with customer traffic in a residential area could be incompatible, but a small-scale operation can be conditioned to be compatible. See Criterion 4 - minimal impacts are expected. Staff recommends conditions of approval to limit customers visits to be by appointment only, and limit visits from 8am to 6pm. Operations until 8pm are authorized.

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 CCC 16.08.080(H) and therefore **APPROVE** the application for a Special Use Permit submitted by Nathan Koyama for a meat processing home business at 600 Howard PL (APN 007-891-18). 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. Approval of the Home-Based Business is limited to:
 - a. Operation only by Nathan Koyama and Ellen Covington, and not transferrable to another location or operator.
 - b. This approval is for a wild and domestic animal meat processing facility only and does not include activities such as a retail shop, slaughtering, etc.
 - c. Customer visits are limited to 8am-6pm, operating hours are limited to 8am-8pm. Customer visits must be by appointment only, must be one at a time, and must be spaced to avoid customer overlap.
 - d. The sign shall not exceed 10 Sq ft and must be placed in a location setback from the intersection.
 - e. Carcass waste shall be taken to the landfill daily or kept in cold storage until taken to the landfill. It shall not be kept outdoors.
 - f. Carcass waste shall be prevented from entering the septic system using a separator or other acceptable method.
2. The project must be in conformance with County Code, including but not limited to:
 - a. Outside storage is not approved, and only the sign proposed at the hearing is allowed.
 - b. All outdoor lighting (including for security) shall comply with the Dark Skies requirements.
 - c. A business license must be obtained and maintained, and building constructed to standard.
 - d. All required building permits shall be obtained, and inspections performed.
3. Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.

Application:	Zoning District Amendment from RR-20 to I-3 Heavy Industrial
Use Listing:	Explosive Storage and Distribution Facility
Applicant:	Donald Emborsky for The Emborsky Family LLC, Trinity Series
Owner:	Saul Rodriguez
Site:	No address near Trinity Junction; (APN: 005-091-13) – 640 ac
Designations:	Master Plan - Industrial // Existing Zoning – RR20 Proposed Change to Zoning – change 640 ac from RR-20 to I-3

Background: This zoning change application follows recent updates to the Churchill County Code regarding industrial zoning classifications. The County recently adopted a zoning amendment that divided the former single “Industrial” district, into a tiered system including Commercial Industrial (I-1), Industrial (I-2), and Heavy Industrial (I-3). The purpose of zoning change is to better align industrial activities with intensity levels and to ensure appropriate separation of high impact uses from residential and commercial areas, thereby supporting public health, safety, and general welfare. **Note** that, the Churchill County Master Plan designation for the area around this property is industrial.

Summary:

The applicant proposes to rezone the 640-acre parcel from RR-20 (Rural Resource) to I-3 (Heavy Industrial). The intent is to develop an explosives storage and distribution facility—a use classified as heavy industrial. This use is prohibited within the existing RR-20 Rural Resource district under the County’s use table but is allowed in the new I-3 zone through a Conditional Use Permit due to the use or handling of explosives.

Key components of the proposal include:

- Establish a federally compliant explosive storage and distribution facility to be leased to Cal-Nevada Precision Blasting, Inc. (CNPB).
- Although the parcel totals 640 acres, only approximately 2 acres will be used to establish the explosive storage and distribution facility.
- The remaining acreage serves as a protective buffer, ensuring adequate separation from neighboring parcels, roadways, and structures. This acreage helps CNPB meet federal safety and setback standards prescribed by the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) without reliance on off-site easements or mitigation measures.

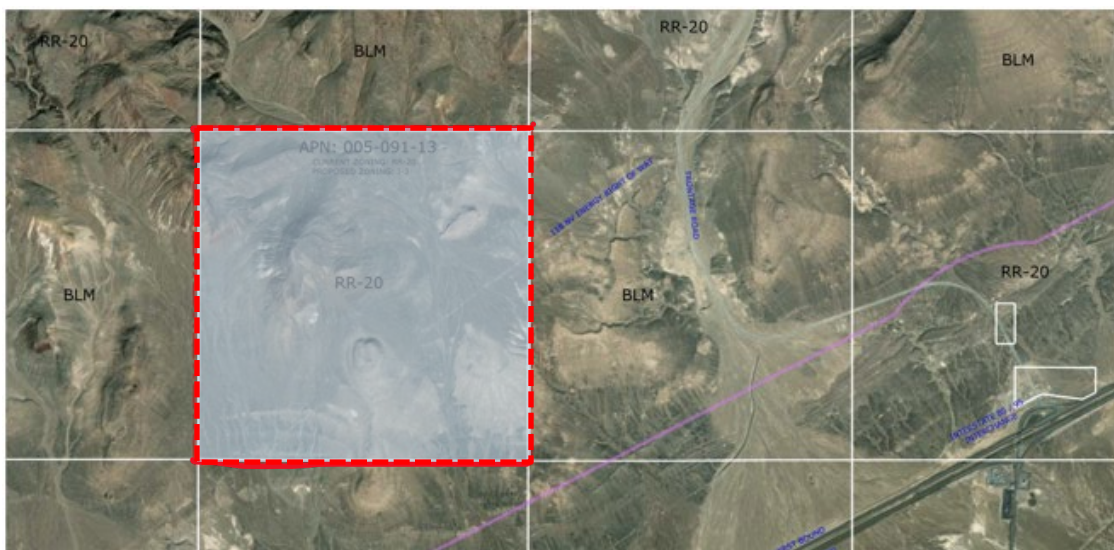


Figure 1: Proposed site is highlighted. Existing Zone, RR20. Proposed Zone Change, Heavy Industrial I-3.

In reviewing the request, the Planning Commission should refer to findings for a Zoning Map Amendment:

CCC 16.08.060(E) Findings: *The applicant for a zoning map amendment or consolidated development code amendment shall have the burden of proof to provide facts supporting the proposed zoning map amendment or consolidated development code amendment. For purposes of legal clarity, this shall include the burden of going forward with the evidence and the burden of persuasion on all questions of fact which are to be determined by the commission and the board. Additionally, the applicant shall provide adequate information in the application and on the site plan to substantiate the findings required in the subsection. The commission and board shall determine if the information presented is adequate to support their decisions.*

1. *Before a zoning map amendment may be recommended for approval, the applicant shall provide evidence to the commission and board concerning the physical use of land and zoning currently existing in the general vicinity, and which have occurred in the previous five (5) year time period, and describe:*

Applicant – There has been no changes in the last five (5) years.

Staff summary – The site and surrounding area is zoned Rural Resource RR-20. Nearby land uses are:

- The site is a square mile of vacant desert land. It includes steep mountains and rock outcrops, strongly sloped mountain bases, ravines with stream pathways, and hazardous alluvial fans with distinct flow pathways. Uses are grazing and a power transmission line and access road passing east-west through the property.
- South of the property is vacant desert land composed mainly of strongly sloped mountain bases, ravines with stream pathways, and hazardous alluvial fans with distinct flow pathways. Uses are grazing, another power transmission line running east-west, and Interstate 80.
- West of the property is vacant desert land largely similar to the site. Further west are various mining operations.
- East of the property is vacant desert land largely similar to the site. Uses include transmission lines, access roads, Interstate 80, and the Trinity Junction interchange.
- North of the property is vacant desert land that is more mountainous than the site. Uses are grazing, with a major gravel mining operation further north that has a paved access road that also serves the property.

a. *How growth and/or other development factors in the community support a change in the land use.*

Applicant – Demand for secure, regulated explosive-storage facilities in northern Nevada has grown due to increases in mining, construction, and infrastructure activity. Churchill County's Master Plan supports locating heavy-industrial and resource-supporting uses in areas with minimal residential conflicts and good regional access. The subject parcel's large size and rural setting make it well-suited for an explosives storage yard without creating land-use incompatibility problems. Access from I-80 (via Exit 83), then running north on Frontage Road, then running west on the 118 pole-line road across BLM lands, provides a connection to major corridors while avoiding residential areas. NV Energy has authorized improvements and use of the 118 road for transporting explosives.

Staff agrees. The proposed use aligns with several key principles of the Churchill County Master Plan, particularly those supporting heavy-industrial development in remote, sparsely populated areas to reduce potential conflicts with residential or commercial uses. The parcel's location offers sufficient separation from sensitive uses, and its large acreage provides an appropriate buffer for a secure explosives-storage operation.

An important development factor is the location along the major transportation corridor of Interstate 80. Rezoning to I-3 also aligns with the property's intended use. Concentrating this specialized

industrial use on a large, non-residential tract minimizes potential impacts and supports best practices for siting high-hazard industrial uses.

b. The change in land use represents orderly development and that adequate services and infrastructure to support the proposed land use are available in the area.

Applicant – The proposed explosives-storage use has low demand for utilities but requires secure site access, coordinated emergency response, and road infrastructure capable of supporting heavy vehicles. The site is accessible from I-80 and US-95 via Frontage Road and the designated pole-line road, enabling truck traffic to avoid residential areas. With County and State approvals, on-site well and septic system will be installed to support the facility. CNPB will implement required fire-protection and hazardous-materials plans in compliance with County, State, ATF, and NFPA standards to ensure public safety.

Staff agrees. The area's highway network can accommodate heavy-vehicle access. Local road access has problems that will need to be worked out; however, the applicant is already working with:

- The mining company that built and maintains the access road.
- The power company that built and maintains the transmission line road.
- BLM that owns intervening land between the property and the access road.

On-site utilities (well and septic) are appropriate for a low-intensity commercial use and reduce the reliance on public systems. Emergency-response needs, while elevated due to the nature of explosives storage, are addressed through required multi-agency coordination and adherence to established federal, State, and County safety standards. .

c. The change in zoning provides for an appropriate use of the land.

Applicant – The proposed rezoning does not constitute spot zoning. Instead, it assigns a highly regulated industrial use to a large rural parcel where the primary intent is to maintain substantial safety buffers, not to introduce isolated industrial activity near residential development. The I-3 zoning designation is suitable because it accommodates heavy industrial and hazardous-materials operations that require strict security, controlled or conditional uses, and enforceable performance standards such as noise, dust, lighting, vibration, and traffic controls.

Staff agrees –The recent restructuring of industrial zones was intended to ensure higher-intensity operations are properly sited. The applicant's proposal aligns with the intent of the new zoning structure by situating a heavy industrial facility within an appropriate industrial district. The applicant intends to meet all ATF requirements for storage and distribution of explosive materials and has designed the use to remain fully contained within the 2-acre developed area. The surrounding acreage provides the necessary safety setbacks

d. The proposed zoning is in substantial conformance with the master plan and other adopted plans and policies.

Applicant – The proposed rezoning aligns with the Master Plan's direction to place industrial and resource-related uses in suitable areas where they will not conflict with nearby agricultural or residential lands. Only about two acres of the site will be developed, while the remainder will stay as open space that also fulfills ATF-required safety-buffer standards. By locating a compact, secure industrial area on a large parcel and maintaining extensive buffers, the project supports economic activity while protecting agricultural uses and remaining consistent with long-term land-use policy.

Staff agrees. The subject parcel designation is industrial in the Churchill County Master Plan due to its strategic location along Interstate 80. The proposed rezoning is consistent with the Master Plan

objectives that seek to cluster industrial uses near major transportation routes and away from residential neighborhoods.

- e. The proposed zoning and project is sensitive to and compatible with the use and development of the adjacent properties.***

Applicant – The parcels are largely rural or undeveloped, providing effective separation for an explosive’s storage operation. The 2 acres will be fenced, with setbacks to maximize buffers; additional berms, screening, and access controls will reduce perceptible impacts such as dust, noise, or light.

Staff agrees. The significant acreage of the site provides a natural buffer, enabling safe placement of a high-hazard industrial activity. The proposed I-3 zoning is appropriate for the intensity of the use and would ensure industrial-grade safety and security measures.

- 2. The commission, in forwarding a recommendation to the board for approval of a zoning map amendment or consolidated development code amendment shall make the following findings of fact:**

- a. That the proposed amendment is in substantial compliance with and supports the goals and policies of the master plan;***

Policy LU 2.5 states: “Churchill County shall only approve requests for rezoning, special use permit, land division and other development proposals that are consistent with the land use map, and the policies contained within the Master Plan.” The Master Plan designates the area as Industrial, which allows a variety of conforming zoning districts, including I-3. The application includes references to issues of concern in the Master Plan goals and policies that the project supports and complies with.

The subject parcel is designated for industrial use in the Churchill County Master Plan due to its strategic location along U.S. Highway 80. The proposed rezoning is consistent with long-range planning objectives that seek to cluster industrial uses near major transportation routes and away from residential neighborhoods.

- b. That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity;***

The project site is in a remote area, more than half a mile from Interstate 80 and Trinity Junction, and the surrounding parcels are largely vacant. There is a powerline, private roadway leading to an existing mineral mine in a distant parcel. No residential development or sensitive receptors adjoin the site.

- c. That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.***

The proposed use will have very minimal impact on existing public services or utilities. Refer to staff discussion #1b regarding access issues using private access roads that will need to be overcome.

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 16.08.060(E) **HAVE** been met for the zone change from Rural Resource RR-20 to Heavy Industrial I-3 submitted by The Emborsky Family LLC for the property on APN 005-091-13, and therefore recommend that the Board of County Commissioners **APPROVE** the zone change application.

Application:	Zoning District Amendment from RR-20 to I-3 Heavy Industrial For planned Major Power Generation solar project
Applicant:	SE US Development, LLC for Forty Mile Desert LLC
Owner:	Harvey Whittemore
Site:	3,169 ac / Located east of I-80 Interchange at Brady Hot Springs/Nightingale No addresses / 7 very large parcels APN 004-391-14 / Zoning - RR-20 / Master Plan - Industrial APN 004-391-15 / Zoning - RR-20 / Master Plan - Rural, except SE corner Industrial APN 004-391-17 / Zoning - RR-20 / Master Plan - Rural, except SE corner Industrial APN 004-391-19 / Zoning - RR-20 / Master Plan - Industrial APN 004-391-20 / Zoning - RR-20 / Master Plan – SE ½ Rural, NW ½ Industrial APN 004-391-24 / Zoning - RR-20 / Master Plan – Industrial except SE corner Rural APN 004-391-34 / Zoning - RR-20 / Master Plan - Industrial

Background: This zoning change application follows recent updates to the Churchill County Code regarding industrial zoning classifications. The County recently adopted a zoning amendment that divided the former single “Industrial” district, into a tiered system including Commercial Industrial (I-1), Industrial (I-2), and Heavy Industrial (I-3). The purpose of the zoning change is to better align industrial activities with intensity levels and to ensure appropriate separation of high impact uses from residential and commercial areas, thereby supporting public health, safety, and general welfare. Of particular emphasis is locating heavy industrial activities in **remote, less populated areas**, where conflicts can be avoided. The amendments also changed the zoning ordinance such that the new **I-3 Heavy Industrial** designation allows for **solar power generation** subject to conditional zoning review rather than a special use permit. **Note** that, the Churchill County Master Plan designation for much of these 7 properties and nearby area is Industrial.

Summary: The applicant proposes to rezone **3,169.12 acres** of privately owned land from the currently zoned **Rural Resource (RR-20)** to **Heavy Industrial (I-3)**. This would streamline permitting using the conditional zoning permit for the property’s intended use as a **solar power plant and battery storage facility**, including associated infrastructure, such as collector lines, an on-site substation, internal access roads, and necessary interconnection facilities.

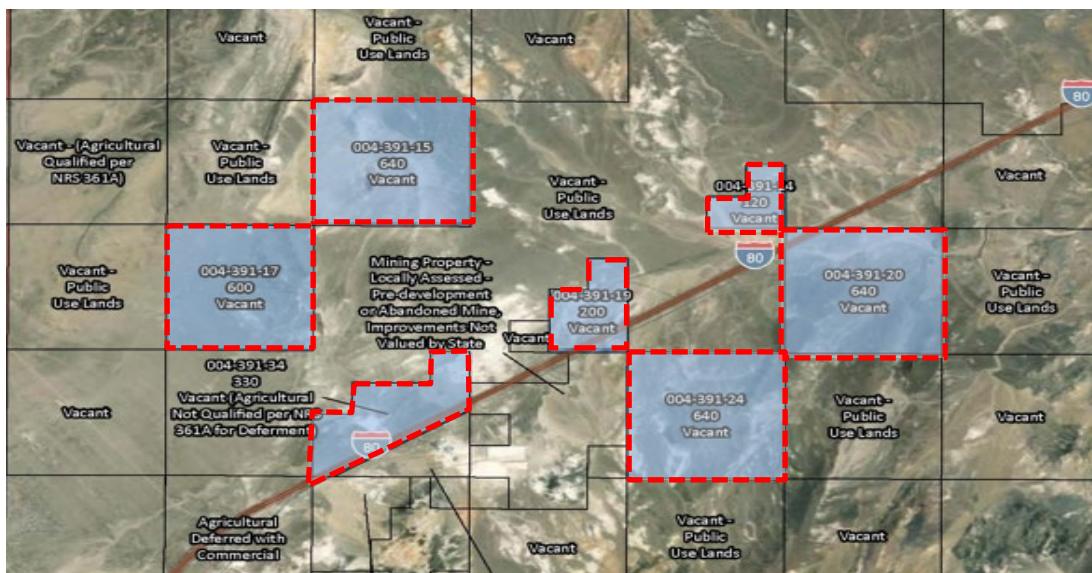


Figure 2: The proposed sites are highlighted. Current Zone, RR20. Proposed Zone Change

In reviewing the request, the Planning Commission should refer to findings for a Zoning Map Amendment:

CCC 16.08.060(E) Findings: *The applicant for a zoning map amendment or consolidated development code amendment shall have the burden of proof to provide facts supporting the proposed zoning map amendment or consolidated development code amendment. For purposes of legal clarity, this shall include the burden of going forward with the evidence and the burden of persuasion on all questions of fact which are to be determined by the commission and the board. Additionally, the applicant shall provide adequate information in the application and on the site plan to substantiate the findings required in the subsection. The commission and board shall determine if the information presented is adequate to support their decisions.*

1. ***Before a zoning map amendment may be recommended for approval, the applicant shall provide evidence to the commission and board concerning the physical use of land and zoning currently existing in the general vicinity, and which have occurred in the previous five (5) year time period, and describe:***

Applicant – Majority of surrounding area is vacant, roads, and mining. County has changed industrial zoning district and associated code to allow solar projects in the I-3 zone with a conditional zoning review. I-3 supports effort to designate industrial lands in remote areas with road access.

Staff summary – The 7 properties lie within the Rural Resource (RR-20) zoning district and are not far from the newly approved Sierra Solar project. Generally, the area is characterized by vacant land and mining sites (some of which are abandoned). On the south side of the freeway are a number of industrial operations. The nearest one (about a mile away) is US Silica (EP Minerals), a manufacturer of diatomaceous earth materials. The project properties are in the checkerboard land area of the County, and are individually encircled by Bureau of Land Management (BLM) property.

The setting of the different parcels proposed for rezoning has the above similarities, but each also has specific differences.

2 large parcels north of freeway

APN 004-391-15 - Northmost lot of 640 acres with steep hills, ravines with stream paths, and strongly sloped terrain. No distinct human uses exist on or near the lot. There are desert roads, but they do not appear to provide legal access.

APN 004-391-17 - Westmost lot of 640 acres with hills, and stream washes. No distinct human uses exist on or near the lot. There are desert roads, but they do not appear to provide legal access.

3 smaller parcels fronting along freeway

APN 004-391-14 - Eastmost (of middle 3 parcels) lot of 120 acres with modest slopes and a large wash. A transmission line crosses the lot. Mining has occurred nearby. The historic (RS 2477) rail bed road runs south of the lot, near I-80, but no road seems to provide legal access to the lot.

APN 004-391-19 - Middle lot (of 3 parcels) of 200 acres with gentle slopes. Human uses on and near the lot include extensive mine pits, multiple desert roads, a transmission line crossing the north tip, and I-80 passing through the south end. The historic (RS 2477) rail bed road serves the lot.

APN 004-391-34 - Westmost (of middle 3 parcels) lot of 330 acres with modest slopes and a stream wash. The lot lies mostly between the historic (RS 2477) rail bed road that serves the lot and I-80 (fronting the south line). A transmission line crosses the north tip. Extensive mining has occurred on and near the lot. Across the freeway is the US Silica mine and processing plant.

2 large parcels south of freeway

APN 004-391-20 - Eastmost lot of 640 acres with strongly sloped terrain, a large alluvial fan, stream paths, and a major wash in a steep sided ravine. No distinct human uses on or near the lot other than desert roads and I-80 passing through the NW corner of the lot. The desert road running to the ravine is an RS 2477 road.

APN 004-391-24 - Southmost lot of 640 acres with strongly sloped terrain, and multiple small dry stream paths. Human uses include desert roads and extensive mining or exploration onsite (now reclaimed) and to the west. I-80 and Nightingale Road (old Hwy. 40) lies off the NW corner of the lot, but no obvious road serves the property.

a. *How growth and/or other development factors in the community support a change in the land use.*

Applicant – Churchill County BOCC recent zone changes which seek to provide clarity to the county's land use by allowing the heavy industrial activity separated from the residential and commercial uses aligns with this zone change request.

Staff agrees for all properties. The proposed use aligns with several key objectives of the Churchill County Master Plan, particularly those supporting heavy-industrial development in remote, sparsely populated areas to reduce potential conflicts with residential or commercial uses. The parcel's location offers sufficient separation from sensitive receptors.

b. *The change in land use represents orderly development and that adequate services and infrastructure to support the proposed land use are available in the area.*

Applicant – The development of solar generation is an ideal balance of growth and economic benefit at minimal detriment. Siting avoids residential areas and protected habitats, and would require minimal water usage. The main infrastructure needed would be roads for construction and periodic maintenance. The close proximity to the highway would assist in this effort, as well as the necessary access roads. A generation tie would also be needed and is planned as part of the project.

Staff – The proposed rezone represents orderly development for the 3 lots with obvious legal access to local or RS 2477 roads. It is harder to make the case for the 4 lots with no apparent legal access (2 to the north, 1 to the south, and the eastmost smaller lot). Dealing with access issues will require work to resolve the matter, though they are easier to resolve for an expansive solar power projects with control over a large area, which is what is planned. The site is better suited for renewable energy production than for other industrial uses because of the access issues.

Operational demands for the solar facility are anticipated to be low, with minimal water usage required for ongoing maintenance. A power transmission line runs through the group of parcels; however, the project's power transmission is planned to run north along Sagehen Creek Road to connect the facility to the regional electrical grid. Aside from access, there is adequate infrastructure available.

c. *The change in zoning provides for an appropriate use of the land.*

Applicant – The proposed rezoning matches the intended use of the property. The I-3 district allows heavy industrial uses, including major power generation such as solar facilities. SB Energy plans to use the site for a solar photovoltaic and battery energy storage system, along with related infrastructure, all of which are allowed within the I-3 designation. The project provides public benefits consistent with nearby public-use classifications and supports county growth. The site's size, access, low water and

traffic demands, and suitable interconnection make the location appropriate, and no sensitive receptors border the property.

Staff agrees for all properties – The remote location with transportation and utility services make the site appropriate for industrial uses. The planned solar project is an allowed use in the current RR-20 zone with a Special Use Permit. Changing the zoning to I-3 allows the project to be reviewed as a Conditional Zoning Permit. It should be noted that a large variety of heavy industrial uses would be allowed on these properties if the request is approved. The site offers suitable size, access, and utility interconnection, with minimal water and traffic impacts and no nearby sensitive uses.

d. *The proposed zoning is in substantial conformance with the master plan and other adopted plans and policies.*

Applicant – The zone change conforms to the Master Plan and supports its goals for sustainable growth, community compatibility, and economic development.

Staff agrees for all properties. The Master Plan designates the land as Industrial in the due to its strategic location along Interstate 80. The proposed rezoning is consistent with the Master Plan objectives that seek to cluster industrial uses near major transportation routes and away from residential neighborhoods.

e. *The proposed zoning and project is sensitive to and compatible with the use and development of the adjacent properties.*

Applicant – The parcels are in a remote area with no nearby residential uses. The nearest commercial area lies approximately 1 mile west of the project boundary. Surrounding land uses are primarily vacant or undeveloped, consisting of public use lands, mining properties, and open range, with most parcels classified as vacant per the County Assessor. It will also complement the Sierra Solar Project – phase 1, which was recently approved within the same vicinity.

Staff agrees for all properties, including those near existing industrial uses. The significant acreage of the site provides a natural buffer, enabling safe placement of a high-hazard industrial activity. The proposed I-3 zoning is compatible with nearby properties.

2. *The commission, in forwarding a recommendation to the board for approval of a zoning map amendment or consolidated development code amendment shall make the following findings of fact:*

a. *That the proposed amendment is in substantial compliance with and supports the goals and policies of the master plan;*

Policy LU 2.5 states: “Churchill County shall only approve requests for rezoning, special use permit, land division and other development proposals that are consistent with the land use map, and the policies contained within the Master Plan.” The Master Plan designates the area near the freeway as Industrial, which allows the proposed I-3 zoning. As noted above, some of the properties are partly inside and partly outside the polygon for the Industrial designation. But that polygon is not an exact boundary. In this case the proximity to the Master Plan designation is adequate to justify rezoning all of the properties. In addition, the application includes references to issues of concern in the Master Plan goals and policies that the project supports and complies with.

b. *That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity;*

Approving the I-3 zoning will allow a wide variety of heavy industrial uses. Uses in the broader area are primarily industrial in nature, though these are interspersed between federal land that is vacant,

undeveloped, or used for limited mining activities. This in turn provides large buffers between any existing and future industrial uses. Therefore, approval of the change would allow land uses for all of the properties that can still be compatible with, and not detrimental to other uses and properties in the surrounding area. Note that the applicant is not contemplating such heavy industrial uses. The planned solar project would be similar to the Sierra Solar project which is in the same vicinity.

c. That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.

Normal industrial development on all 3100+ acres of land could overtax the limited road infrastructure that exists. Providing adequate roads for such extensive development would be very difficult. But the planned solar project will place much less demand on local roads and be manageable.

Public services in the area are limited but are also robust. Power transmission corridors run through the area and can serve industrial uses. The freeway provides access to the national transportation network. No comments were received from NDOT, and the freeway is considered to have adequate capacity. Local road access is limited to Nightingale Road and existing RS 2477 roads. Nightingale Road is partly a state-maintained frontage road and partly RS 2477 historic road. The old rail bed road is an RS 2477 historic road. Additional work will be needed to establish legal access across intervening properties.

Operational demands for the planned solar facility are anticipated to be low, with minimal water usage required for ongoing maintenance. A limited water supply using water wells will limit the possible industrial uses. After construction the infrastructure needs are limited and easily met. Construction will place an intense demand on area road infrastructure, but it can handle it. Local roads might be protected by a road maintenance agreement with the Road Department to address needed repairs.

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 16.08.060(E) **HAVE** been met for the zone change from Rural Resource RR-20 to Heavy Industrial I-3 submitted by SE US Development, LLC on APNs: 004-391-14, 004-391-15, 004-391-17, 004-391-19, 004-391-20, 004-391-24 and 004-391-34, and therefore recommend that the Board of County Commissioners **APPROVE** the zone change application.

Consent Agenda:

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

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

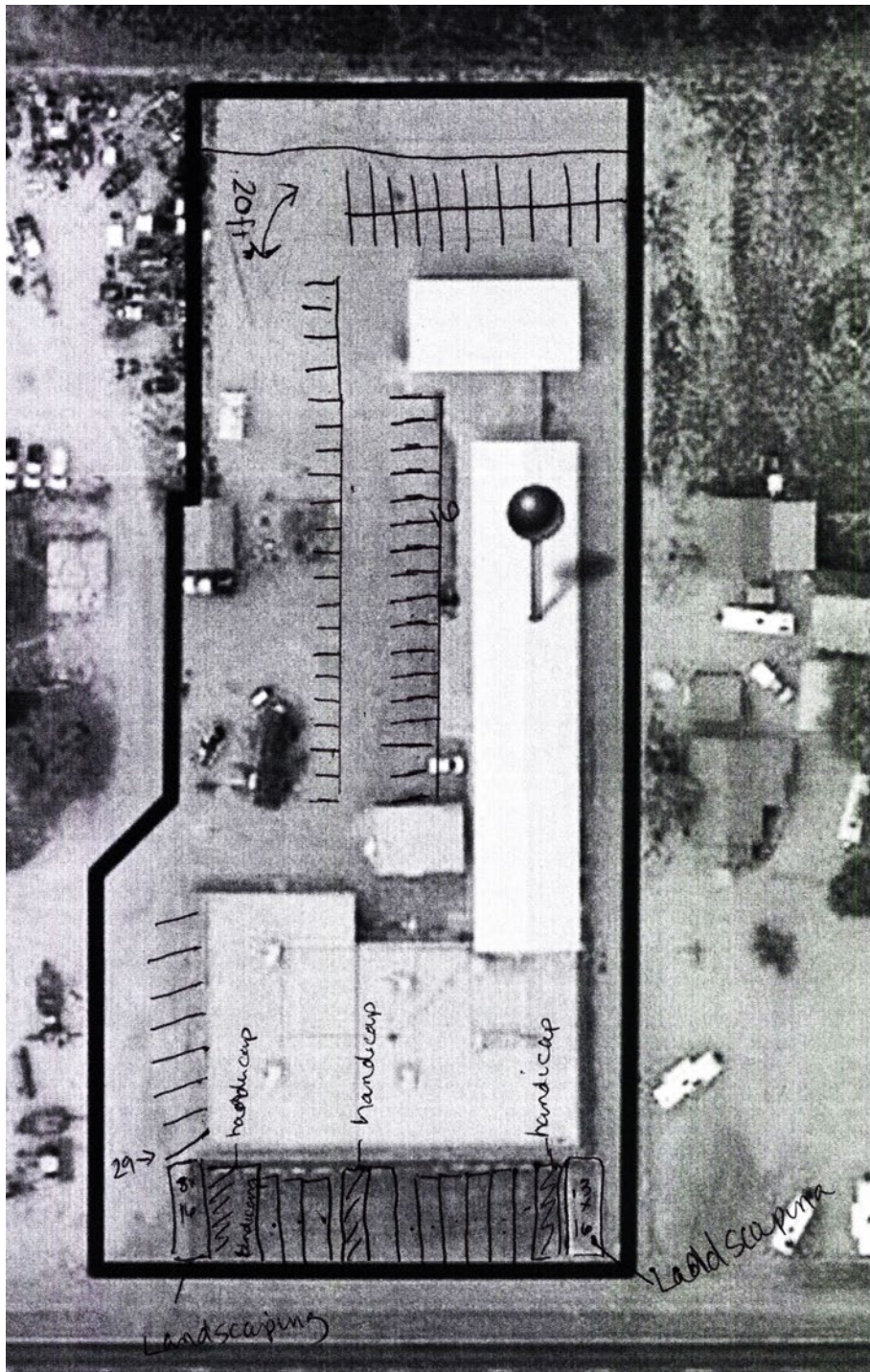
RECOMMENDED MOTION

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

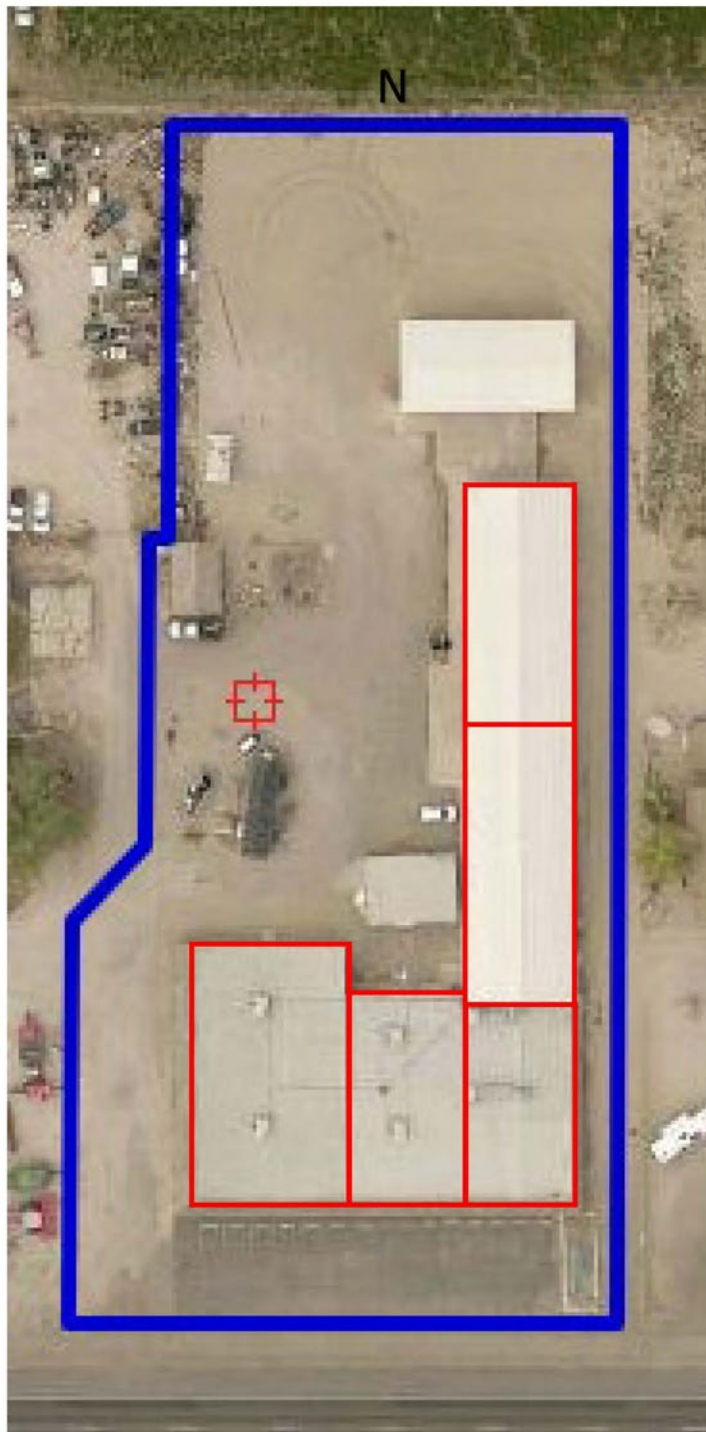


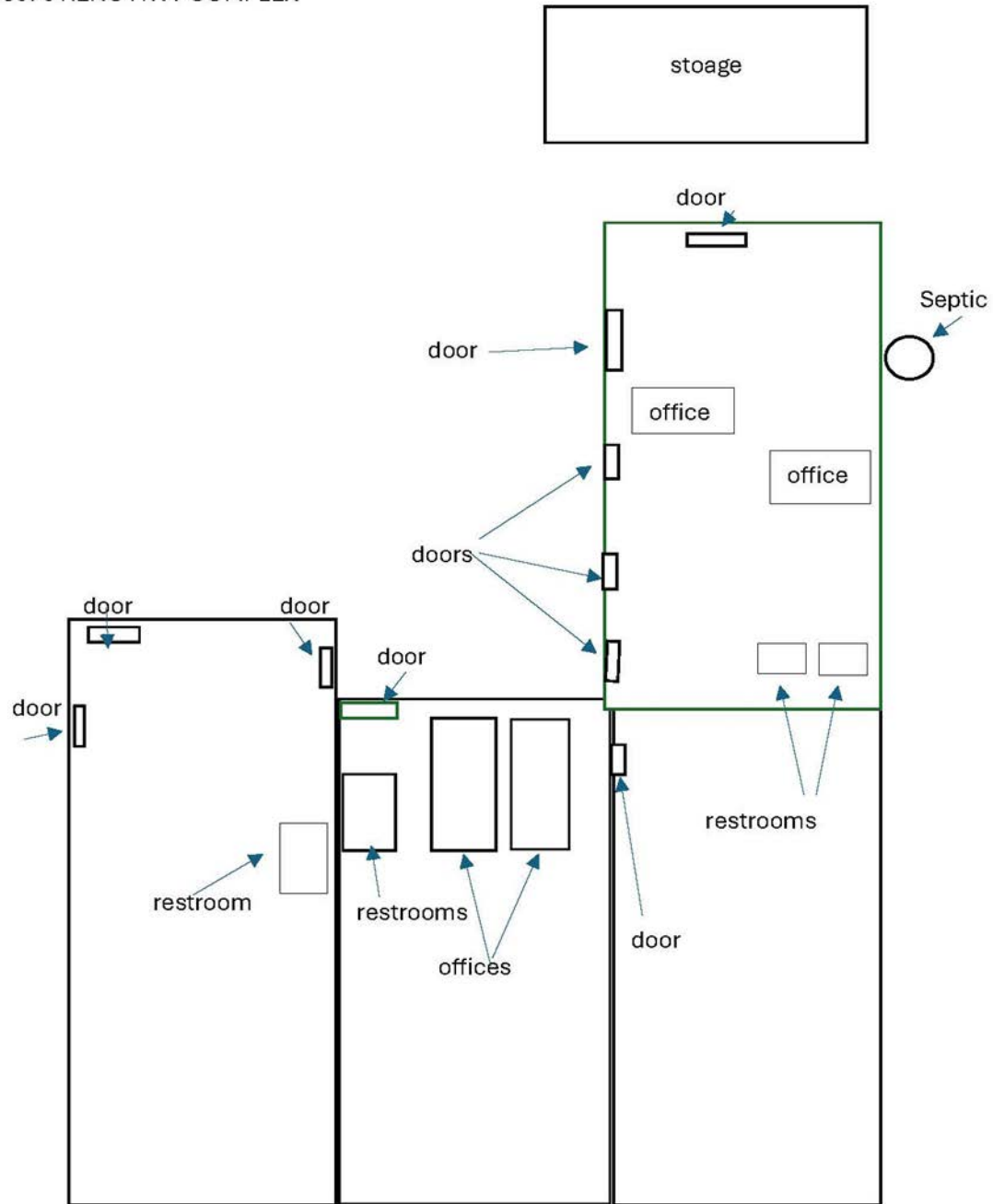
**CHURCHILL COUNTY
PLANNING COMMISSION
HEARING
December 10, 2025**





 Physical Walls





ure
age

Pasture

Pen

Pen

Pen

Pen

Septic

Septic

Driveway

Pump house and well

Power Pole

Parking

sign

Parking

Tack Shed &
Wash Rack

Hay Stack

Pen

Pasture

N ↓

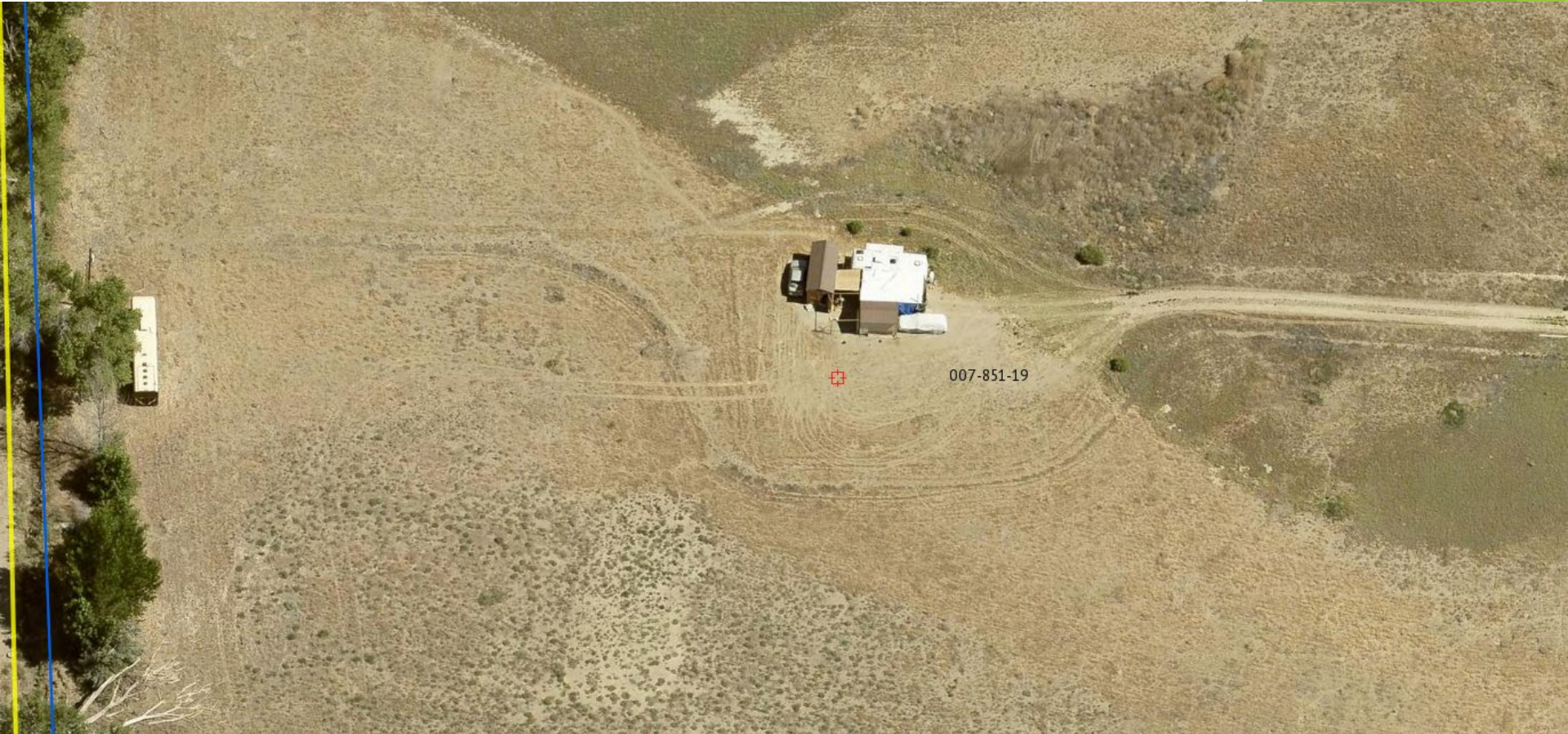


Shalena Hoisington, HBSUP Review, 425 Bench Rd, APN 007-111-50



Keary Basford, TUP Request for Renewal, 895 Howard Pl, APN 007-851-19



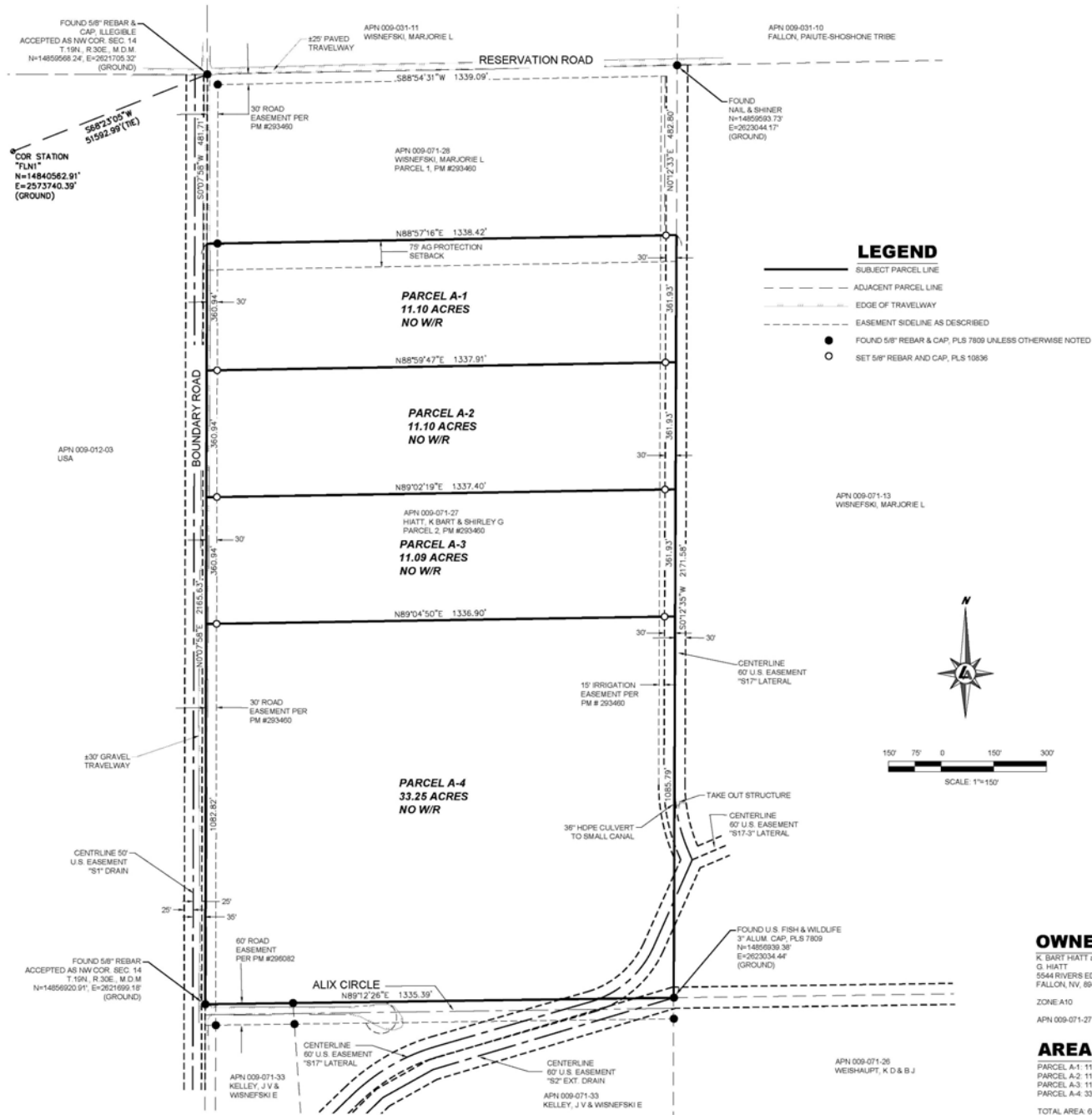


007-851-19

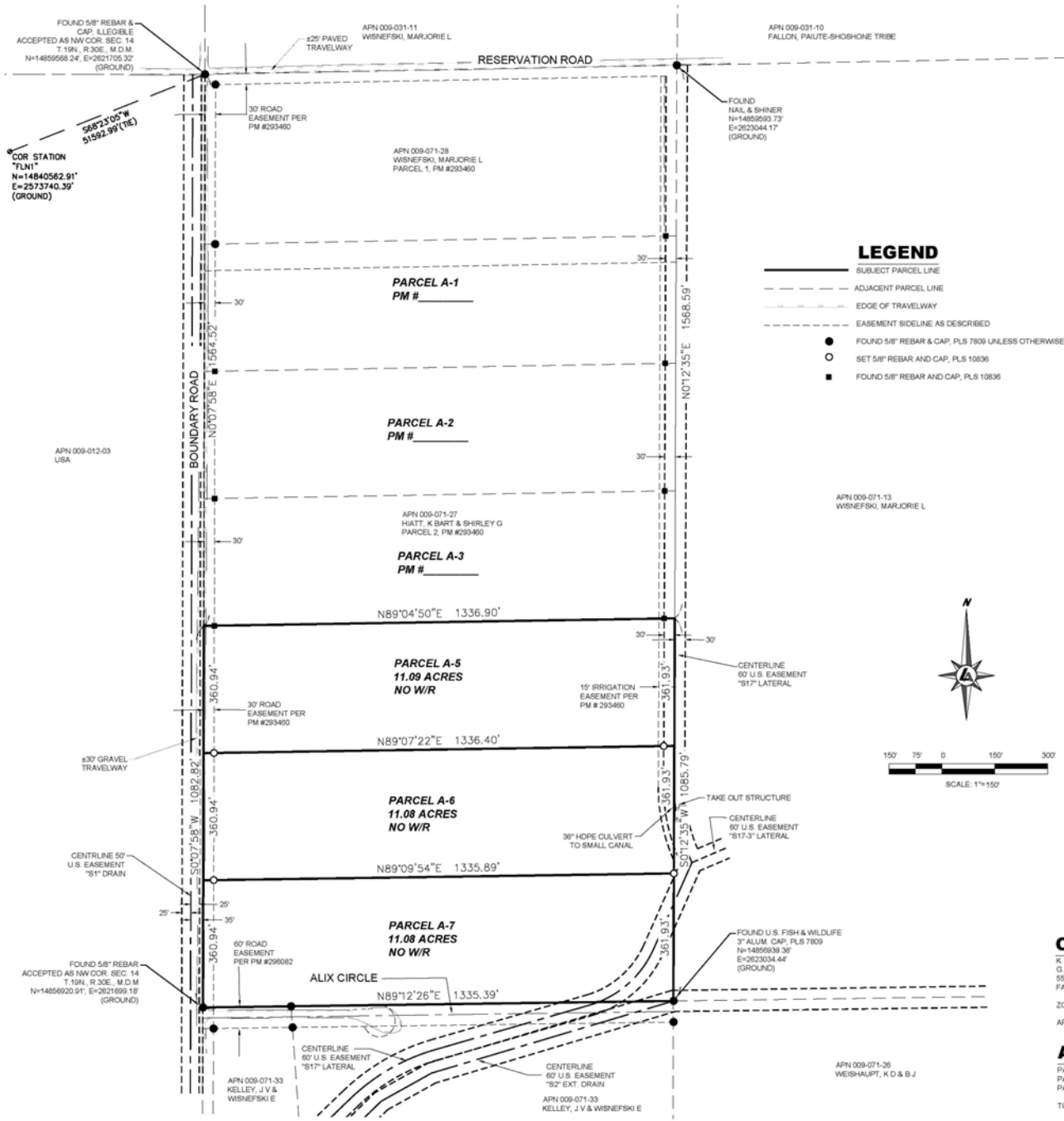
Hiatt Parcel Maps, Boundary Rd, APN 009-071-27



Hiatt Parcel Map #1



Hiatt Parcel Map #2



008-272-03

008-272-02

008-263-13

008-263-11

010-552-15

010-551-01

010-551-02

010-551-06

010-551-19

010-552-09

010-552-12

010-552-11

010-552-05

010-552-04

010-554-12

010-554-13

010-554-17

010-553-02

010-553-01

010-553-03

010-553-04

010-553-05

010-553-06

010-553-07

010-553-08

010-553-09

010-553-10

010-553-11

010-553-12

010-553-13

010-553-14

010-553-15

010-553-16

010-553-17

010-553-18

010-553-19

010-553-20

010-553-21

010-553-22

010-553-23

010-553-24

010-553-25

010-553-26

010-553-27

010-553-28

010-553-29

010-553-30

010-553-31

010-553-32

010-553-33

010-553-34

010-553-35

010-553-36

010-553-37

010-553-38

010-553-39

010-553-40

010-553-41

010-553-42

010-553-43

010-553-44

010-553-45

010-553-46

010-553-47

010-553-48

010-553-49

010-553-50

010-553-51

010-553-52

010-553-53

010-553-54

010-553-55

010-553-56

010-553-57

010-553-58

010-553-59

010-553-60

010-553-61

010-553-62

010-553-63

010-553-64

010-553-65

010-553-66

010-553-67

010-553-68

010-553-69

010-553-70

010-553-71

010-553-72

010-553-73

010-553-74

010-553-75

010-553-76

010-553-77

010-553-78

010-553-79

010-553-80

010-553-81

010-553-82

010-553-83

010-553-84

010-553-85

010-553-86

010-553-87

010-553-88

010-553-89

010-553-90

010-553-91

010-553-92

010-553-93

010-553-94

010-553-95

010-553-96

010-553-97

010-553-98

010-553-99

010-553-100

010-553-101

010-553-102

010-553-103

010-553-104

010-553-105

010-553-106

010-553-107

010-553-108

010-553-109

010-553-110

010-553-111

010-553-112

010-553-113

010-553-114

010-553-115

010-553-116

010-553-117

010-553-118

010-553-119

010-553-120

010-553-121

010-553-122

010-553-123

010-553-124

010-553-125

010-553-126

010-553-127

010-553-128

010-553-129

010-553-130

010-553-131

010-553-132

010-553-133

010-553-134

010-553-135

010-553-136

010-553-137

010-553-138

010-553-139

010-553-140

010-553-141

010-553-142

010-553-143

010-553-144

010-553-145

010-553-146

010-553-147

010-553-148

010-553-149

010-553-150

010-553-151

010-553-152

010-553-153

010-553-154

010-553-155

010-553-156

010-553-157

010-553-158

010-553-159

010-553-160

010-553-161

010-553-162

010-553-163

010-553-164

010-553-165

010-553-166

010-553-167

010-553-168

010-553-169

010-553-170

010-553-171

010-553-172

010-553-173

010-553-174

010-553-175

010-553-176

010-553-177

010-553-178

010-553-179

010-553-180

010-553-181

010-553-182

010-553-183

010-553-184

010-553-185

010-553-186

010-553-187

010-553-188

010-553-189

010-553-190

010-553-191

010-553-192

010-553-193

010-553-194

010-553-195

010-553-196

010-553-197

010-553-198

010-553-199

010-553-200

010-553-201

010-553-202

010-553-203

010-553-204

010-553-205

010-553-206

010-553-207

010-553-208

010-553-209

010-553-210

010-553-211

010-553-212

010-553-213

010-553-214

010-553-215

010-553-216

010-553-217

010-553-218

010-553-219

010-553-220

010-553-221

010-553-222

010-553-223

010-553-224

010-553-225

010-553-226

010-553-227

010-553-228

010

Koyama, HB SUP, 600 Howard Pl, APN 007-891-18



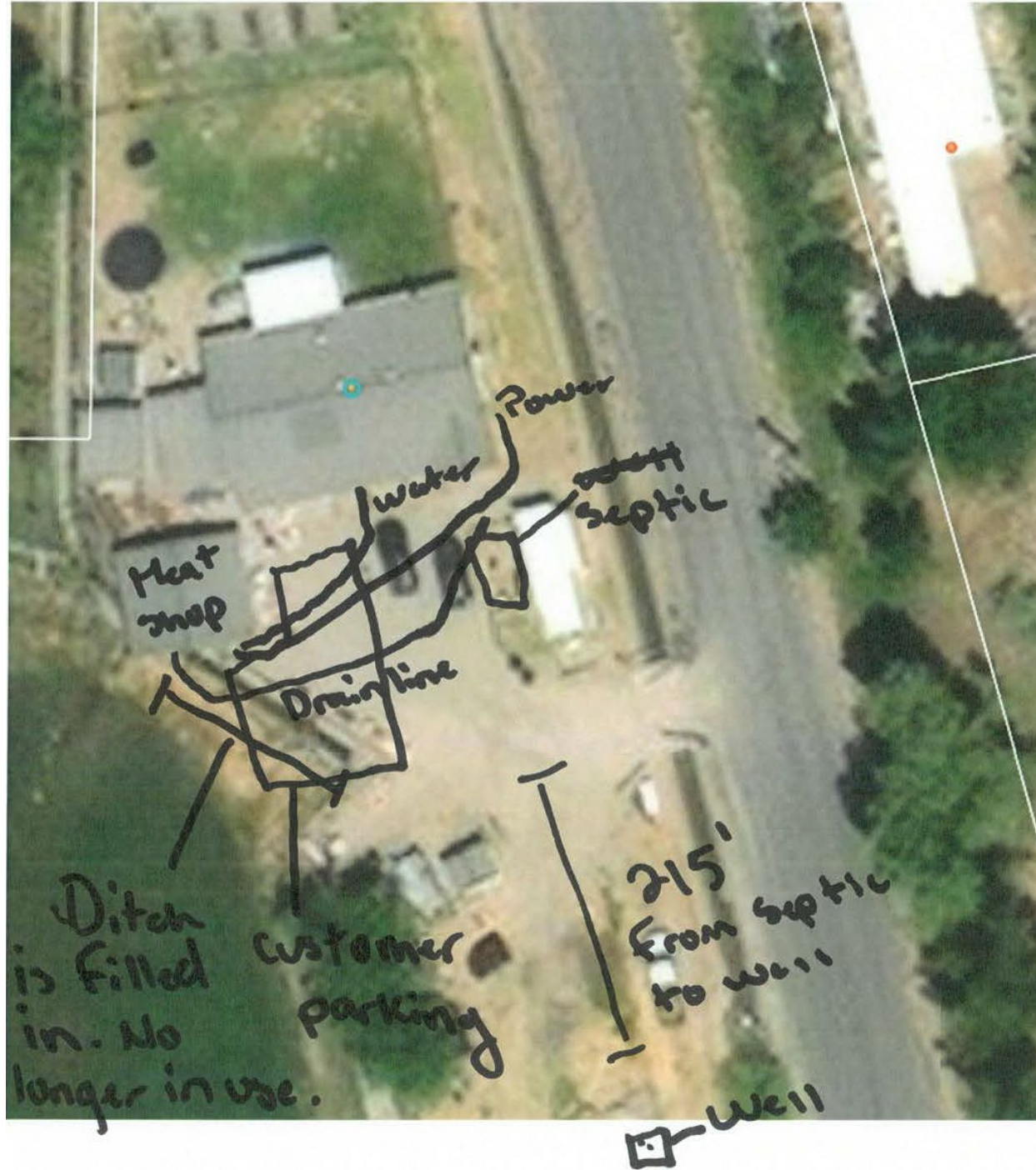


007-891-19

007-891-12

007-891-18

00



Emborsky Family LLC, Zone Change, Trinity Junction, APN 005-091-13





SECTION 13
T24N R28E
The Emborsky
Family LLC, Trinity
Series

APN: 005-091-13
CURRENT ZONING
RR-20
PROPOSED ZONING
I-3

Section 13

FUTURE EXPLOSIVES
STORAGE FACILITY

POLE LINE ROAD ALIGNMENT
THROUGH SECTIONS 18 AND 13

PROPOSED CULVERT
LOC. AT ICHN.

Pole Line Road

POLE LINE ROAD ACCESS
POINT FROM FRONTAGE RD.

FRONTAGE ROAD -
PAV'D FROM I-80

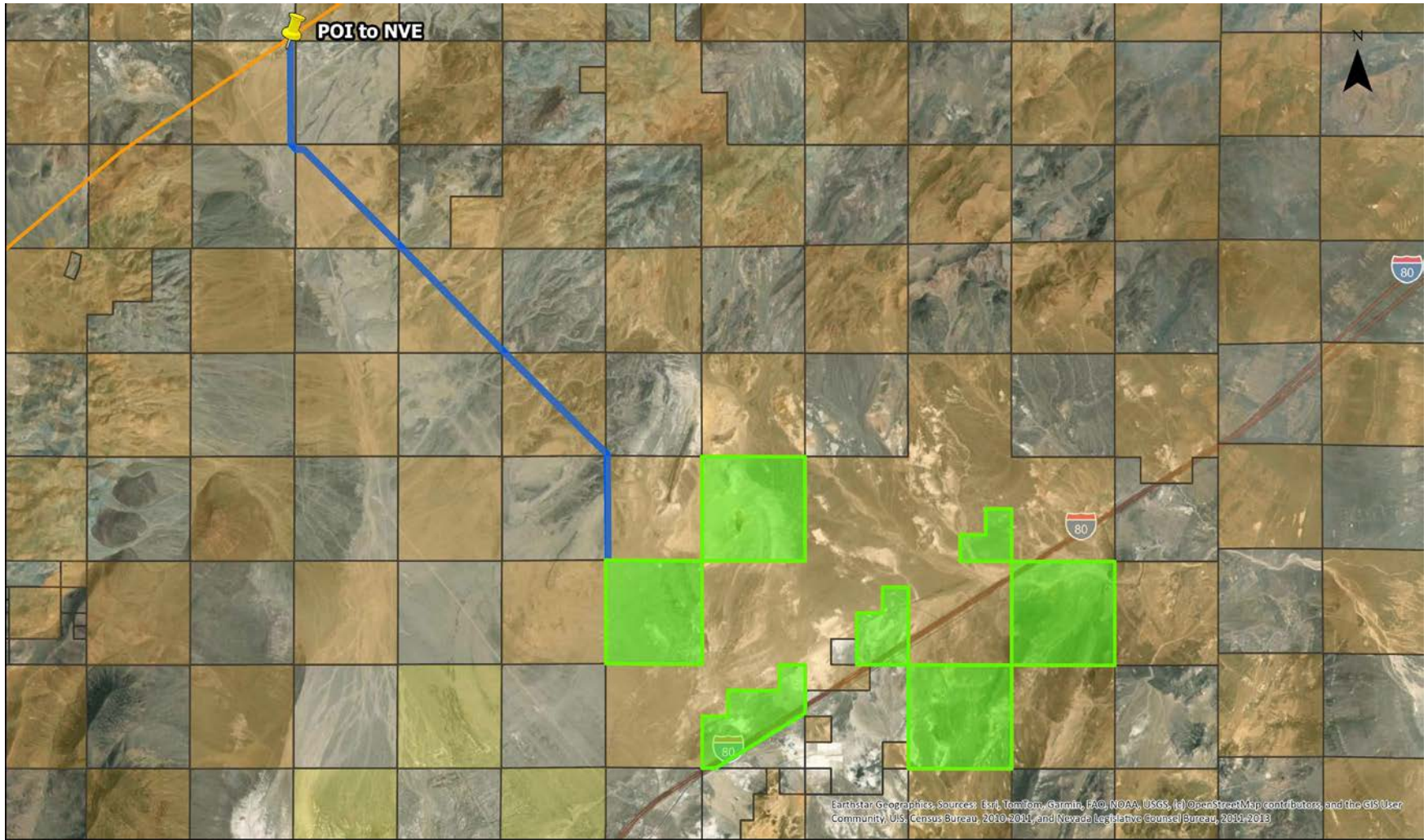
Section 18

BLM
SECTION 18
T24N R29E

SE BLM

INTERSTATE 80 WEST BOUND
INTERSTATE 80 EAST BOUND

Forty Mile Desert, Zone Change, Off I-80, APNs 004-391-14, 004-391-15, 004-391-17, 004-391-19, 004-391-20, 004-391-24, and 004-391-34



Earthstar Geographics, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, U.S. Census Bureau, 2010-2019, and Nevada Legislative Council Bureau, 2019-2018

Forty Mile North Project Overview

Churchill County, Nevada

 Proposed Forty Mile North Project Boundary

 Churchill County Parcel Boundaries

 Bureau of Land Management

 Bureau of Reclamation

 Proposed Gen-Tie

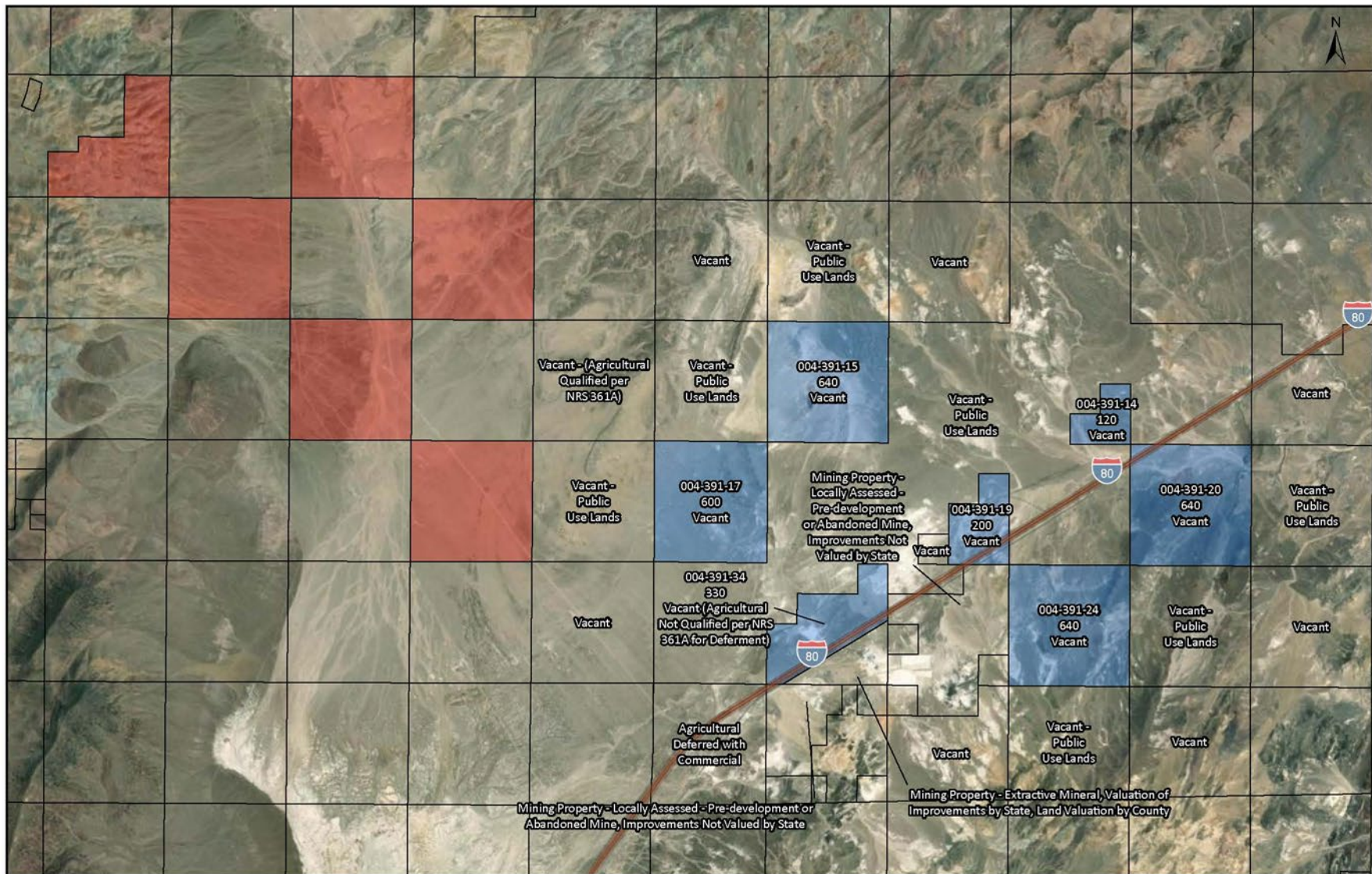
 NV Energy Existing 345kV T-Line (North Valmy-Tracy)

 Proposed Point of Interconnection to NV Energy Line

 SB Energy

0 0.9 1.8 3.6 Miles

10/29/2025



Forty Mile North Vicinity Zoning/Land Use

Churchill County, Nevada

Forty Mile North Parcels - Proposed Zone Change to I-3

Churchill County Parcel Boundaries

Approved Utility Scale Solar Project (Sierra Solar Phase I)

***Note: All Parcels are zoned RR-20**

SB Energy



10/23/2025

Code Changes

Commission Items

Consent Agenda

From: [Jera Reidenbach](#)
To: [Planning Admin](#); [Dean Patterson](#)
Cc: [Randy Hines](#)
Subject: RE: Keary Basford, 895 Howard Place, APN 007-851-19
Date: Monday, December 01, 2025 9:27:09 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Mr. Basford paid for his permit including all applicable impact fees on 11/07/2024. Dean can comment on the Water Rights Dedication.

Two inspections have been performed, one for the footings and one for the stemwall both in July. No further progress has been made.

A request for extension of the building permit was received on 11/10/2025 and approved.

Please let me know if you have any questions.

Jera Reidenbach

Building Official

Jera.Reidenbach@ChurchillCountyNV.gov

Public Works, Planning, & Building

270 S. Maine St

Suite A

Fallon, NV 89406-2754

O: (775) 428-0264

Fax: (775) 423-8185



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

Sent: Monday, December 01, 2025 9:13 AM

To: Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>; Dean Patterson <dean.patterson@churchillcountynv.gov>

Subject: Keary Basford, 895 Howard Place, APN 007-851-19

Importance: High

Keary Basford has submitted a request for extension of his temporary use permit, and this is being placed on the December 10, 2025 Planning Commission agenda for consideration.

Please provide an update on permits, payments, and water right dedication for this property, so that I can provide it to the Planning Commission. Include all permits, status, and completions. Thank you.

Diane Moyle

Administrative Assistant

planning-admin@churchillcountynv.gov

Public Works, Planning & Building Department

270 S Maine Street, Suite A

Fallon, NV 89406

775-423-7627 Main Phone

Churchill County is an equal opportunity employer and provider.

From: [Dean Patterson](#)
To: [Jera Reidenbach](#); [Planning Admin](#)
Cc: [Randy Hines](#)
Subject: RE: Keary Basford, 895 Howard Place, APN 007-851-19
Date: Monday, December 01, 2025 9:28:19 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Water rights are completed.

Please note address and direct phone changes

Dean Patterson, Senior Planner

Churchill County Public Works, Planning, & Building

Off. 775-423-7627 || Dir. 775-710-3390 || dean.patterson@churchillcountynv.gov

270 S. Maine St., Suite A, Fallon NV 89406

From: Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>
Sent: Monday, December 1, 2025 9:27 AM
To: Planning Admin <planning-admin@churchillcountynv.gov>; Dean Patterson <dean.patterson@churchillcountynv.gov>
Cc: Randy Hines <Randy.Hines@churchillcountynv.gov>
Subject: RE: Keary Basford, 895 Howard Place, APN 007-851-19

Mr. Basford paid for his permit including all applicable impact fees on 11/07/2024. Dean can comment on the Water Rights Dedication.

Two inspections have been performed, one for the footings and one for the stemwall both in July. No further progress has been made.

A request for extension of the building permit was received on 11/10/2025 and approved.

Please let me know if you have any questions.

Jera Reidenbach

Building Official

Jera.Reidenbach@ChurchillCountynv.gov

Public Works, Planning, & Building

270 S. Maine St

Suite A

Fallon, NV 89406-2754

O: (775) 428-0264

Fax: (775) 423-8185



From: Planning Admin <planning-admin@churchillcountynv.gov>
Sent: Monday, December 01, 2025 9:13 AM
To: Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>; Dean Patterson <dean.patterson@churchillcountynv.gov>
Subject: Keary Basford, 895 Howard Place, APN 007-851-19
Importance: High

Keary Basford has submitted a request for extension of his temporary use permit, and this is being placed on the December 10, 2025 Planning Commission agenda for consideration. Please provide an update on permits, payments, and water right dedication for this property, so that I can provide it to the Planning Commission. Include all permits, status, and completions. Thank you.

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

Churchill County is an equal opportunity employer and provider.

From: [Jera Reidenbach](#)
To: [Planning Admin](#)
Cc: [Dean Patterson](#); [Amos Akena](#); [Randy Hines](#)
Subject: RE: Churchill County Planning Commission 12/10/25 meeting, Nathan Koyama special use permit application, SUP25-41, at 600 Howard Pl, APN 007-891-18
Date: Thursday, November 20, 2025 3:13:08 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hello,

Signs require building permits pursuant to Churchill County Code 16.16.020.6.

Please note that the SUP was approved with only pickup and drop off without customer's leaving their vehicles so that the owner did not have to meet ADA compliance. If a sign is placed, this may cause unplanned customer traffic in stopping in for information.

16.16.020.6 Advertising Signs

1. Advertising billboards, off premises signs, on premises freestanding signs, and any sign or advertising device, except as provided in subsection B2e of this section, shall be subject to the issuance of a building permit unless otherwise expressly permitted. Signs shall comply with provisions of all applicable state regulations.
2. Signs as defined in subsection A of this section shall comply with the following requirements:
 1. *Purpose.* The purpose of these sign regulations is to encourage the effective use of signs as a means of communication in the county; to enhance the aesthetic environment to attract sources of economic development and growth; to minimize the possible adverse effects of signs on nearby public and private property; to improve traffic safety.
 2. *Computations.* The following principles shall control the computation of sign area:
 1. *Computation of area.*
 1. *Signs with one face.* The area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, rectangle, triangle or combination thereof that will encompass the extreme limits of the writing, representation, emblem or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any framework, bracing or decorative fence or wall when such fence or wall otherwise meets zoning ordinance regulations and is clearly incidental to the display itself.
 2. *Multifaced signs.* The sign area for a sign with more than one face shall be computed by adding together the area of all sign faces visible from one point. When two identical faces are placed back-to-back, so that

both faces cannot be viewed from any one point at the same time, and when such faces are part of the same sign structure and are not more than 42 inches apart, the sign area shall be computed by the measurement of one of the faces.

2. *Computation of height.* The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of: 1) existing grade prior to construction, or 2) the newly established grade after construction.

3. *General standards.*

1. *Building permit required.* A building permit shall be required for any sign unless expressly exempted.
2. *Compliance with codes.* All signs shall comply with applicable provisions of the latest adopted edition of the uniform building code, the National Electrical Code and the uniform sign code.
3. *Maintenance, repair and appearance.* All signs shall be maintained in good repair and shall be neat in appearance. Any sign which is determined by the building inspector to be unsafe or unsightly because of bent, broken or missing parts or poor maintenance generally, may be declared a public nuisance.
4. *Definitions.*

Freestanding signs. Any sign, whether on or off premises, supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure.

Monument/ground sign. The entire bottom of a ground sign is generally in contact with, or in close proximity to, the ground.

Pole sign. Signs that are supported by a pole(s) and otherwise separated from the ground by air.

5. *Wall signs.* Wall signs may not extend above or beyond the wall or surface to which they are attached and may not project more than one foot from the wall.
6. *Roof signs.* Roof signs may not exceed four feet in vertical dimension, may not extend above the upper edge of the roof, below the lower edge of the roof, or beyond the terminating edge of the roof. Roof signs must be constructed separately from the roof surface, must be mounted perpendicular to level grade and parallel to the nearest horizontal roofline, and must have all supports enclosed or otherwise made not visible from the public street or other public area.
7. *Location of signs.*
 1. Signs located on private property shall not extend across

- property lines into adjacent property or public rights of way.
2. No sign shall be constructed or maintained which has less horizontal or vertical clearance from communication or energized electrical power lines than that prescribed by the laws of the state or rules or regulations of the appropriate agencies.
 3. All freestanding signs must be located sufficiently back from any right of way to provide adequate sight distance for ingress and egress of vehicular t

Jera Reidenbach

Building Official

Jera.Reidenbach@ChurchillCountyNV.gov

Public Works, Planning, & Building

270 S. Maine St

Suite A

Fallon, NV 89406-2754

O: (775) 428-0264

Fax: (775) 423-8185



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

Sent: Friday, November 14, 2025 3:07 PM

To: Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>; Brad Dolan (FM@fallonfire.org) <FM@fallonfire.org>; Gary Fowkes <gary.fowkes@churchillcountynv.gov>; robin.schofield@navy.mil; lburnett@agri.nv.gov; Carol Flick <carol.flick@centralnevadahd.org>; Maria Menjivar <maria.menjivar@centralnevadahd.org>; 'marleastout@health.nv.gov' <marleastout@health.nv.gov>; 'macook@health.nv.gov' <macook@health.nv.gov>

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

Subject: Churchill County Planning Commission 12/10/25 meeting, Nathan Koyama special use permit application, SUP25-41, at 600 Howard Pl, APN 007-891-18

Importance: High

Attached is a copy of the application, SUP25-41, filed by Nathan Koyama for a special use permit at 600 Howard Place, APN 007-891-18, in Churchill County to add livestock meat processing to his existing home business for game meat processing. If you have any questions

or comments, please contact Dean Patterson, Senior Planner; Amos Akena, Planning Technician; and myself no later than November 24, 2025. Your comments will be provided to the Planning Commission for consideration in their recommendation to the Board of County Commissioners.

Diane Moyle

Administrative Assistant

planning-admin@churchillcountynv.gov

Public Works, Planning & Building Department

270 S Maine Street, Suite A

Fallon, NV 89406

775-423-7627 Main Phone

Churchill County is an equal opportunity employer and provider.

From: [Jera Reidenbach](#)
To: [Planning Admin](#)
Cc: [Amos Akena](#); [Dean Patterson](#); [Randy Hines](#)
Subject: RE: Churchill County Planning Commission 12/10/2025 meeting, Emborsky Family LLC application for a zone change from RR-20 to I-3 Heavy Industrial for an explosive storage facility near Trinity Junction
Date: Thursday, November 20, 2025 3:17:09 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

The Churchill County Building Department has no comments on this application.

Jera Reidenbach

Building Official

Jera.Reidenbach@ChurchillCountyNV.gov

Public Works, Planning, & Building

270 S. Maine St

Suite A

Fallon, NV 89406-2754

O: (775) 428-0264

Fax: (775) 423-8185



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

Sent: Friday, November 14, 2025 2:47 PM

To: Gary Fowkes <gary.fowkes@churchillcountynv.gov>; Brad Dolan (FM@fallonfire.org) <FM@fallonfire.org>; Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>; D2Traffic@dot.nv.gov; jgraham@dot.nv.gov; MALameda@dot.nv.gov; Roberts, Jeremy <jroberts2@dot.nv.gov>; 'mquintero@puc.nv.gov' <mquintero@puc.nv.gov>; Loren Borst <lborst@ndep.nv.gov>; 'ndepairadmins@ndep.nv.gov' <ndepairadmins@ndep.nv.gov>; 'kelly.thomas@ndep.nv.gov' <kelly.thomas@ndep.nv.gov>; 'j.purcell@ndep.nv.gov' <j.purcell@ndep.nv.gov>; 'ndep-ofa@ndep.nv.gov' <ndep-ofa@ndep.nv.gov>; 'infofallon@nvenergy.com' <infofallon@nvenergy.com>; Wilbur, Laurence (NV Energy) <laurence.wilbur@nvenergy.com>; 'matt.wagner@nvenergy.com' <matt.wagner@nvenergy.com>; 'Katie Andrlle' <kmandrle@ndow.org>; 'jkleiber@ndow.org' <jkleiber@ndow.org>; 'blm_nv_ccdo_lands@blm.gov' <blm_nv_ccdo_lands@blm.gov>; 'ccfoweb@blm.gov' <ccfoweb@blm.gov>

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

Subject: Churchill County Planning Commission 12/10/2025 meeting, Emborsky Family LLC application for a zone change from RR-20 to I-3 Heavy Industrial for an explosive storage facility near Trinity Junction

Importance: High

Attached is a copy of the application filed by The Emborsky Family LLC, Trinity Series, for a zone change from RR-20 to I-3 Heavy Industrial for an explosive storage facility near Trinity Junction in Churchill County. If you have any questions or comments, please contact Dean Patterson, Senior Planner; Amos Akena, Planning Technician; and myself no later than November 24, 2025. Your comments will be provided to the Planning Commission for consideration in their recommendation to the Board of County Commissioners.

Diane Moyle

Administrative Assistant

planning-admin@churchillcountynv.gov

Public Works, Planning & Building Department

270 S Maine Street, Suite A

Fallon, NV 89406

775-423-7627 Main Phone

Churchill County is an equal opportunity employer and provider.

From: [Jera Reidenbach](#)
To: [Planning Admin](#)
Cc: [Amos Akena](#); [Randy Hines](#); [Dean Patterson](#)
Subject: RE: Churchill County Planning Commission 12/10/2025 meeting, SE US Development, LLC, for Forty Mile Desert LLC, application for a zone change from RR-20 to I-3 Heavy Industrial for a future solar project off of Interstate 80
Date: Thursday, November 20, 2025 3:14:54 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hello,

The Churchill County Building Department has no comments on this application.

Jera Reidenbach

Building Official

Jera.Reidenbach@ChurchillCountyNV.gov

Public Works, Planning, & Building

270 S. Maine St

Suite A

Fallon, NV 89406-2754

O: (775) 428-0264

Fax: (775) 423-8185



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

Sent: Friday, November 14, 2025 2:56 PM

To: Gary Fowkes <gary.fowkes@churchillcountynv.gov>; Brad Dolan (FM@fallonfire.org) <FM@fallonfire.org>; Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>; D2Traffic@dot.nv.gov; jgraham@dot.nv.gov; MALameda@dot.nv.gov; Roberts, Jeremy <jroberts2@dot.nv.gov>; 'mquintero@puc.nv.gov' <mquintero@puc.nv.gov>; Loren Borst <lborst@ndep.nv.gov>; 'ndepairadmins@ndep.nv.gov' <ndepairadmins@ndep.nv.gov>; 'kelly.thomas@ndep.nv.gov' <kelly.thomas@ndep.nv.gov>; 'j.purcell@ndep.nv.gov' <j.purcell@ndep.nv.gov>; 'ndep-ofa@ndep.nv.gov' <ndep-ofa@ndep.nv.gov>; 'infofallon@nvenergy.com' <infofallon@nvenergy.com>; Wilbur, Laurence (NV Energy) <laurence.wilbur@nvenergy.com>; 'matt.wagner@nvenergy.com' <matt.wagner@nvenergy.com>; 'jkleiber@ndow.org' <jkleiber@ndow.org>; 'Katie Andrie' <kmandrie@ndow.org>; 'blm_nv_ccdo_lands@blm.gov' <blm_nv_ccdo_lands@blm.gov>; 'ccfoweb@blm.gov' <ccfoweb@blm.gov>

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

Subject: Churchill County Planning Commission 12/10/2025 meeting, SE US Development, LLC, for Forty Mile Desert LLC, application for a zone change from RR-20 to I-3 Heavy Industrial for a future solar project off of Interstate 80

Importance: High

Attached is a copy of the application filed by SE US Development, LLC, for Forty Mile Desert LLC, for a zone change from RR-20 to I-3 Heavy Industrial for a future solar project off of Interstate 80 in Churchill County. If you have any questions or comments, please contact Dean Patterson, Senior Planner; Amos Akena, Planning Technician; and myself no later than November 24, 2025. Your comments will be provided to the Planning Commission for consideration in their recommendation to the Board of County Commissioners.

Diane Moyle

Administrative Assistant

planning-admin@churchillcountynv.gov

Public Works, Planning & Building Department

270 S Maine Street, Suite A

Fallon, NV 89406

775-423-7627 Main Phone

Churchill County is an equal opportunity employer and provider.