



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

270 S. Maine Street, Suite A

Fallon, Nevada 89406

(775) 423-7627

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

AGENDA
PLEASE POST

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

DATE & TIME: March 11, 2026 at 6:00 PM

TYPE OF MEETING: Regularly Scheduled Planning Commission Meeting

Live Webcasting:

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

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

Notes:

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

AGENDA:

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Public Comment**
- 4. Verification of the Posting of the Agenda**

5. **Consideration and possible action re: Approval of Agenda as submitted or revised**
6. **Verification of notification of all landowners in accordance with NRS and the Churchill County Code**
7. **Consideration and possible action re: Approval of Minutes of the meeting held on**
A February 11, 2026 Public Hearing
8. **Old Business**
 - A Consideration and possible action re: Review of the special use permit, SUP1082, previously granted on March 13, 2024 to Boulder Opal, LLC, for expansion for Marshall's Septic Care. The property is located at 4250 Reno Highway, Assessor's Parcel Number 008-461-07. This permit is subject to annual review to confirm compliance with conditions until such time as the Planning Commission determines it is no longer necessary.
 - B 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 December 10, 2025 meeting recommended another review in three months to review progress toward meeting the rest of the conditions that had not been met.*
 - C Consideration and possible action re: Renewal Request for a temporary use permit, TUP377, previously granted on 3/11/2020 to Gary Sinclair for a temporary residence while constructing a home. The property is located at 1015 Dean Lane, Assessor's Parcel Number 008-532-40. The applicant has not been able to make significant progress toward construction of the primary residence since the last renewal. He requests an extension of this permit.
9. **New Business:**
10. **Code Changes**
 - A Consideration and possible action re: Bill 2026-A Ordinances 22, 32, 37, 39, 63 & 74 - TITLE: AN ORDINANCE MAKING CORRECTIONS, DELETIONS, ADDITIONS, AND MINOR REVISIONS TO TITLE 9 – PUBLIC PEACE, MORALS, AND WELFARE, SECTION 9.12 ADULT ENTERTAINMENT, TITLE 14 - BUILDINGS AND CONSTRUCTION, SECTION 14.04 BUILDING PERMITS, SECTION 14.12 BUILDING CODE, SECTION 14.16 MANUFACTURED HOMES AND MOBILE HOME INSTALLATION REQUIREMENTS, TITLE 16 - CONSOLIDATED DEVELOPMENT CODE, SECTION 16.08 ZONING AND LAND USE, SECTION 16.12 DIVISION OF LAND, SECTION 16.16 DEVELOPMENT STANDARDS, SECTION 16.24 DEFINITIONS, AND DEVELOPMENT OF A CHURCHILL COUNTY PUBLIC WORKS DESIGN MANUAL DOCUMENT WHERE DESIGN STANDARDS AND STANDARD DETAILS WILL BE MOVED FROM THE CODE TO THE NEW DOCUMENT.

SUMMARY: An ordinance amending, adding and deleting definitions, regulations, and procedures related to the Consolidated Development Code and other items related to the Churchill County Code.

11. Planning Commission Item:

A. Consideration and possible action re: Reschedule the May 13, 2026 Planning Commission hearing to April 29 or 30, 2026.

12. Consent Agenda:

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

No Items.

13. Public Comment

14. Adjournment

STATE OF NEVADA)
 : ss.
County of Churchill)

*I, **Diane Moyle, Administrative Assistant**, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the **5th day of March 2026**, between the hours of **8:30 a.m. and 5:00 p.m.**, at the following locations in Churchill County, Nevada:*

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



Diane Moyle, Administrative Assistant

Diane Moyle, Administrative Assistant, who was subscribed and sworn to before me this **5th day of March 2026**.



Pamela D. Moore, Deputy Clerk of the Board

Endnotes:

Disclosures:

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

Accommodations/Nondiscrimination:

**In accordance with federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its agencies, offices, employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies or complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g. Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible agency [(775)423-4092] or USDA's TARGET Center at (202)720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800)877-8339. Additionally, program information may be available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at: http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the Complaint Form, call (866)632-9992. Submit your completed form or letter to USDA by:*

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

Procedures:

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

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

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

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