MINUTES OF THE CHURCHILL COUNTY PLANNING COMMISSION

155 N. Taylor St., Fallon, NV 89406
February 11, 2026

1. Call to Order:

The regular meeting of the Planning Commission was called to order at 6:00 p.m. on February 11, 2026.

PRESENT:	Planning Commissioner Tami Edgmon, Chair
	Planning Commissioner Jeff Goings, Vice Chair
	Planning Commissioner Victor Ansotegui
	Planning Commissioner Joe Frey
	Planning Commissioner Mark Hyde
	Planning Commissioner Dennis Mills
ABSENT:	Planning Commissioner Scott Nelson
STAFF:	Randy Hines, Public Works Director
	Wade Carner, Deputy District Attorney-Civil
	Loreli LeBaron, Code Enforcement Official
	Diane Moyle, Administrative Assistant

2. Pledge of Allegiance:

The Pledge of Allegiance was recited by the commission and public.

3. Public Comment:

Chair Edgmon asked if there was any public comment, and 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 the 5th day of February 2026, between the hours of 8:30 a.m. and 5:00 p.m. at all of the locations listed on the Agenda, in accordance with NRS 241.

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

Commissioner Ansotegui moved to approve the agenda as submitted. Vice Chair Goings seconded the motion, which passed unanimously (5-0).

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

It was verified by Diane Moyle, Administrative Assistant, that landowners were notified as required by the Churchill County Code and Nevada Revised Statutes.

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

A. January 14, 2026 Public Hearing

B. January 27, 2026 Workshop

Commissioner Ansotegui moved to approve the minutes of the January 14, 2026 Public Hearing and January 27, 2026 Workshop as submitted. Commissioner Mills seconded the motion, which passed unanimously (5-0).

8. Old Business:

A. Consideration and possible action re: Review of a special use permit, SUP25-1, granted to Leslie Beach on February 12, 2025 for a home based realty business. The property is located at 6755 Reno Highway, Assessor's Parcel Number 008-141-18. A condition of the permit is annual review to ensure that the conditions of the permit have been met until such time as the Planning Commission deems it no longer necessary.

Leslie Beach and Robert Bennett, 6755 Reno Highway, were available to speak regarding this permit.

Director Randy Hines said that an update was provided by Mrs. Beach that all conditions have been met, and staff recommends that no further annual review is necessary. Chair Edgmon inquired if the department had received any complaints, and it was stated that there were none.

There were no public comments.

Commissioner Hyde moved to no longer require an annual review of SUP25-1 issued to Leslie Beach. Vice Chair Goings seconded the motion, and it passed unanimously (5-0).

B. Consideration and possible action re: Review of a special use permit, SUP25-2, granted to Jennifer & Aidan Clark on February 12, 2025 for a home based dog training and boarding business. The property is located at 6150 Cox Road, Assessor's Parcel Number 008-113-54. A condition of the permit is annual review to ensure that the conditions of the permit have been met until such time as the Planning Commission deems it no longer necessary.

Jeremy Clark, 2580 Rice Road, and Aidan Clark, 6150 Cox Road, were available to speak regarding this permit.

Director Randy Hines stated that the applicant provided an update stating all conditions have been met except for the sign due to construction costs. He said that they do plan to build the sign in the spring. He further advised the applicant to contact the Building Department when they are ready to build the sign, so that we are aware of it. Staff recommends that no further review is needed unless we get to the next year and the sign has not been installed.

Chair Edgmon asked if there had been any complaints, and it was stated that there were none. Chair Edgmon verified that the owner resides at the property, and Aidan Clark responded that he lives at this address; however, his parents do not.

Commissioner Mills inquired if the commission would need to bring them back for another review until the sign is installed. Director Hines said that the proposed sign was approved with the permit and it is limited in size. He said that if they still do not have it constructed next year, we could ask them to come back to the Planning Commission for further review, or it could be handled administratively. Commissioner Hyde remarked that the sign is not necessary for the permit, and if he understands correctly, it is to the advantage of the applicant to proceed with the sign now because if they do not install the sign, they will have to reapply for a permit to allow the sign, and the conditions for that sign later could be different. He doesn't see this sign as a requirement for them to operate this home business. Director Hines agreed that the requirements for a sign could potentially change in the future, and they would have to conform to the new requirements. Commissioner Hyde didn't see that it would be necessary to have them come back for a review.

There were no public comments.

Commissioner Ansotegui moved to no longer require an annual review of SUP25-2 issued to Jennifer and Aidan Clark, and that the sign could be dealt with administratively by the department. Commissioner Hyde seconded the motion, and it passed unanimously (5-0).

C. Consideration and possible action re: Review of a special use permit, SUP25-3, granted to Tactical Cleaning Acquisition, LLC, on February 12, 2025 for rail based services transloading of butane. The property is located at 17127 Inland Port Drive, Assessor's Parcel Number 009-251-77. A condition of the permit is annual review to ensure that the conditions of the permit are met until such time as the Planning Commission deems it no longer necessary.

Chris Verduzco, Site Manager with Tactical Cleaning, 17127 Inland Port Drive business location and residing in New Mexico, was attending virtually through GoTo Meeting.

Director Randy Hines said that the company provided an update that all of the conditions have been met. He spoke with Chet Ackerman who indicated that they had begun operations. Staff recommends that no further annual review is necessary.

Commissioner Hyde inquired if the entrance was changed so that their proximity to the office was increased to reduce the danger of running into the office with the fuel transport. Mr. Verduzco stated that where the trucks are running is pretty far from any kind of structure. It is a very open area, and they have a strict speed limit of 10 miles per hour on the road and 5 miles per hour near the office area. He is not aware of anything that would pose a danger in that area. Director Hines added that they did expand that track about six or eight months ago after it was approved for Fernley Business Park. This gained separation from that building. He also stated that the Emergency Management Plan has been submitted to the Fire Marshal and approved by him.

Chair Edgmon asked regarding when the operations started. Chris Verduzco replied that the first day of operation was October 31, 2025. The season will end here in April.

There were no public comments.

Vice Chair Goings moved to no longer require an annual review of SUP25-3 issued to Tactical Cleaning unless it is deemed necessary by staff. Commissioner Ansotegui seconded the motion, and it passed unanimously (5-0).

D. Consideration and possible action re: Review of a special use permit, SUP25-11, granted to Fervo Energy on February 12, 2025 for a major power generation geothermal exploration project, Corsac Geothermal. The properties are located on Assessor's Parcel Numbers 003-671-01, 003-671-02, 003-671-03, 003-671-11, 003-671-12, 003-671-13, 003-671-14, 003-671-15, 003-671-22, 003-671-23, 003-671-24, 003-671-25, 003-671-26, 003-671-27, 003-671-28, 003-671-32, 003-671-33, 003-691-05, 003-691-06, 003-691-07, 003-691-18, 004-031-24, 004-051-29, 004-051-30, 004-051-31, 004-051-32, 004-051-33, 004-051-34, 009-251-15, 009-251-24, 009-251-25, 009-251-26, 009-251-88, 009-291-06, 009-291-07, 009-291-08, 009-291-09, 009-291-10, 009-291-28, 009-291-29 & 009-291-30. A condition of the permit is annual review to ensure that the conditions of the permit have been met until such time as the Planning Commission deems it no longer necessary.

Director Randy Hines said that the department reached out to Paul Conrad for an update on this project. This is anticipated to be a five year project for the exploration of geothermal. He shared information provided by the applicant:

The first exploration target site is currently planned to be in Section 5 of Township 20 North Range 27 East (the southernmost blue section on the map) with a goal to begin drilling in April or May. We propose to use the existing well-developed gravel road leading northeast from the Hazen access for which we have actively pursued legal access from all the landowners. Once all agreements are secured, we will share documentation to fulfill the SUP conditions 4 and 5.

Director Hines shared a list of the agreements they've been working on: Forty-Mile Desert LLC parcels are under lease for access and geothermal development, the Pacifica Properties LLC parcels are under easement for access and geothermal development, agreements with TRP Properties LLC and Southern Pacific Transport parcels are in active negotiation, and an SF-299 application for transportation on federal lands is being pursued for all unleased BOR and BLM parcels. Based on conversations with remaining landowners, they're confident that full approval to use the access route will be secured in the coming months. “To meet our timeline, we would like to simultaneously pursue SUP Conditions 6 & 7, which require consultation with the county Road Supervisor and Fire Marshall…to ensure this road meets county access standards and enter into a road maintenance agreement with the county.” Director Hines noted that condition 6 is regarding the road design with the Fire Marshal and condition 7 is a maintenance agreement with the Road Department. He knows that they have contacted the Road Supervisor, but he is unsure if they have contacted the Fire Marshal. They want to run that simultaneously, so when they have the access in place, they have those in place as well, and they can continue. They are in year one of their proposed five-year plan for this. It may go faster. Staff recommends the annual review to continue.

Vice Chair Goings thinks the plan was to have annual reviews throughout the project, so he doesn’t see any need to deviate from this.

There were no public comments.

Commissioner Mills moved to continue to require another annual review of SUP25-11 granted to Fervo Energy as planned. Vice Chair Goings seconded the motion, and it passed unanimously (5-0).

9. New Business:

A. Consideration and possible action re: A special use permit application, SUP26-2, filed by Silver State Cheer & Dance Studio. The property is located at 4585 Beacon Way, Unit A, Assessor's Parcel Number 008-472-36, in the C-2 zoning district. The applicant proposes to establish a personal training classes facility.

Tori Ausano and David Ausano, 5575 Alcorn Road, were available to speak regarding the application.

Director Randy Hines stated the applicant is seeking a special use permit to offer personal training classes as a cheer and dance studio. This is located at the building highlighted in yellow. It's a 4,800-square-foot building actually split in two. It's a multi-tenant facility, and these guys will occupy half of that facility. The space includes a restroom, an office, and a large open area that would be used for the training sessions. The application estimates 2 employees and 25 students, and the business proposes to operate seven days a week from 10 a.m. to 8:30 p. m. He remarked that in these multi-tenant facilities and with this specific use, there's always a question regarding parking. He noted that with the number of cars coming and going it could pose a problem. He said that the applicant has a couple of proposals:

- a closed session, so the cars would drop off and leave and the cars wouldn’t be sitting at the parking lot all the time
- early drop-offs for the next class, so the traffic for the next class would be gone before those picking up the current class would arrive.

They've proposed a couple of options to help alleviate the parking issue. In the site plan, there's approximately 40 parking spaces, and he thinks that they may be able to get about 10 more. Staff recommends approval of the permit.

Commissioner Mills asked regarding any recommended conditions for the approval to mitigate the parking issue. Are the proposals going to be required or will it just be an option that they will have? Director Hines stated that these were just suggestions they made to help with the parking situation.

Vice Chair Goings questioned what the other half of the building is used for, and Mr. Ausano stated that it is a single operator/owner of a construction company that requires little parking. During the discussion it was mentioned that you can see on the site plan there is an area where the other business parks their equipment. Vice Chair Goings inquired whether the other business owned the building, or if they were leasing it also. Mr. Ausano answered that the owner of the other business is the owner of the building. Vice Chair Goings explained that if the other business didn't own the building and the other half of the building were leased to somebody else, this could complicate the parking issue if the new business required more parking.

Commissioner Mills inquired about the surface of the lot, and it was stated that it was gravel. Mr. Ausano remarked that the apron at the road is paved. Director Hines noted that the parking area at the front of the building is on a concrete pad with ADA (Americans with Disabilities Act) accessibility to the building, and there are ADA accessible restroom facilities in the building.

Commissioner Hyde questioned the anticipated size of the classes. Mr. Ausano responded that they are shooting for 12-15 per class. The competitions that they will be going into have a 25 member team maximum, so that would be the maximum number that they could have per session. Commissioner Hyde inquired if they would potentially hold competitions at this site. David Ausano stated that this is just the gym to practice. Most of the competitions are going to be held in Southern and Northern California and a couple in Reno. They plan to attend four competitions per year. Commissioner Hyde verified with the applicant that the maximum number of students would be 25. He further asked about the type of instruction taking place. Mr. Ausano explained that they do competitive cheering, that includes some dancing that go along with the cheering. They only plan to have two sessions per day because they anticipate a three hour class time. They included the other times on the application in case something else came up or they wanted to do a fundraiser, they wanted to be ahead of the game. Director Hines added that on Condition 1 this approval is for personal training classes only. Holding meets and other events is prohibited without a separate special use permit.

Chair Edgmon asked about the protocol for pickup. Will the kids stay inside until an adult picks them up, and will there be a sign in sheet for coming in and out? She said that the only reason that she asks this is because they noted that there is a construction company site there, and if they have equipment that any kids waiting outside could potentially get hurt on, she wondered what their protocol was for pick-up and drop-off. David Ausano concurred that this is a concern that they have as well, and they spoke with the construction company. The owner said that he was going to clean things up before they actually get started. They have an office there, and they will have drop-off and pick-up at the office at the front of the building where most of the parking will be. They hold closed classes, and they won't have a place for parents to watch. It will be primarily drop off and pick up. Chair Edmon noted that state regulations related to childcare is a six to one ratio. There would need to be one adult for every six children. Her concern is that if they have 25 kids and only 2 adults, they should have a protocol so that the children do not go outside and are not around the construction materials and equipment. What would the protocol be, or what is something that they could put in place, for the safety of the children between classes? Mr. Ausano stated that they do not have a sign in process in place right now, but it is definitely something that they could look into. There will be two coaches that will stay with the students until every student is gone. They never leave any competition or practice until every athlete has been accounted for. Tori Ausano added that the cheerleaders stay in the lobby office area. They won't be allowed outside. They have TVs and a camera system, so in the gym they will be able to see when the parents come into the lobby office area. There is also a TV system in the lobby area, so that parents can view their kids in the gym.

Commissioner Ansotegui, based on the information provided in the application, in the staff report, and heard tonight, moved that the findings have been met for conformance with the criteria found in CCC 16.08.080(H) and therefore approve Special Use Permit SUP26-2 for Silver State Cheer & Dance Studio to establish a personal training classes facility at 4585 Beacon Way (APN 008-472-36). This approval is subject to conditions, as listed in the Staff Report. Vice Chair Goings seconded the motion.

Chair Edgmon asked for public comments. Leslie Beach stated that she was in cheer for twelve years, and competitive as well. She asked regarding the zoning for the property. Deputy District Attorney, Wade Carner, explained that this is a time for public comment to the board and not to ask questions about the application or permit. Mrs. Beach then asked about the age ranges for the children, and again was told that this was no time for discussion and to just make a comment to the board. Leslie Beach expressed concern about security, zoning, and the protection of the children. She wondered if there are any registered sex offenders around this location, and she suggested that to be checked out, as well as security.
She thinks this is a great addition to our community, but she is concerned about the kid's safety as Chair Edgmon was talking about. It is super important to have more stringent protocols in place so that children are not let out to run around. She thinks it would be good to have the parents come in to sign the child in and out. Things are changing in our community, and bad things do happen.

Chair Edgmon asked if there was any change to the motion based upon the comment made or any additional requirements that you would like to add, and Commissioner Ansotegui responded in the negative.

David Ausano said that all of coaches and anyone involved will go through a background check as required by the cheer association. Chair Edgmon doesn't think that the concern is about the people within the building, and she believes it is regarding people and things outside of the building that is in an industrial area that is hidden off of the main road. She pointed out that there is also a manufactured home park not too far away. The concern is that all of the children are being picked up by someone and not let out of the building around the construction business. Director Randy Hines clarified this is not industrial; the zoning is C-2.

Chair Edgmon said that a motion for approval had been made and seconded, and the vote was unanimous (5-0).

<u>10.</u> <u>Discussion Item</u>:

A. For Discussion Only: Review of the By-Laws of the Churchill County Planning Commission.

Chair Edgmon requested this item to review the By-Laws. She does not intend to read them, but since there are so many new commissioners on the board, a new chair and a new commissioner that was appointed in the last month, it was a good time to review these that were adopted in August of 2024. She highlighted a few areas for discussion. She noted that everyone's had the option to look at this document since last month's meeting, and she encouraged any questions or comments.

- Article I, Authority. Our provisions are NRS (Nevada Revised Statutes) 278.030 to NRS 278.260.
- Article II, Composition and Terms of Members. Section 1. The composition in the members is seven members. The planning commission shall hold no other public office.
- Section 2. Solicitation of Applicants for Membership, so when there's an application coming forward for a new planning commission member, the applications will be reviewed by a review committee that consists of the County Manager, the Planning Director, and the Planning Commission Chair, or Vice Chair when the Chairman is not available. This is just a review of the standard procedures that are not being met, and a review for everybody to know what the rules are in this, as far as the Planning Director and the Commission Chairman or Vice Chairman to be present with the County Manager.
- a. Any planning commission members are precluded from holding other public office.
- c. Code of Ethics Standards are provided by NRS 281.481.
- Section 3, Terms of Office and Compensation. This is a four-year term. Members of the planning commission may be removed after a public hearing by a majority vote of the board of county commissioners for inefficiency, neglect of duty, or malfeasance of the office. There is compensation for attending regular monthly meetings plus reasonable travel expenses made necessary in fulfillment of their duties.
- Section 4, Removal for Cause. A member may be removed from the Planning Commission only for improper or non-performance of duties, and then only after a public hearing by the Board of County Commissioners and a major vote of the Board.
- Article IV, Officers and Their Duties. Section 1. Officers of the planning commission shall be a chairperson, a vice chairperson, and a chairperson pro-tem. She thinks it is very important that we put that into place in the effect that if the chairman is not here and the vice chair has to refuse himself from something, we need to follow our by-laws and put in a chairperson pro-tem.
- Section 2, Election and Terms of Office. Chairperson and vice chairperson shall hold those for one year. The December meeting is when the Planning Commission takes this action for the following year.
- Section 3, Duties of Officers. Chairperson's duty shall be to preside at all regular and special meetings, assure proper order and conduct of the public and commission members in all proceedings, signing all documents of the commission, provide orientation for new members of the Planning Commission, appoint committees as needed, draft correspondence and seek approval of it, represent the Planning Commission before legislation and administrative bodies when so directed by the Commission or the Board of County Commissioners.
- Article V. There are regular meetings and special meetings, so 12 regular meetings and then special meetings as needed.
- Section 3. Quorum. We need and shall have four appointed members of the Planning Commission in attendance at all times. This has been becoming an issue because four may show up and one has to recuse themselves, and then we have to ask people to come back for another meeting because out of seven board members, three are only allowed to speak because one has recused himself. The quorum is very important. The meeting may be adjourned to a specific place, date, and time for the chairperson until people are present. We have had to do that in the past year.
- Article VI. Section 2, Attendance. Members of the Planning Commission shall be prompt and diligent

in attending meetings. Failure to attend meetings is considered a justifiable cause for replacement. A member of the Planning Commission who is absent from three consecutive regular meetings or four meetings in a calendar year is subject to removal. Such removal is at the discretion of the Board of County Commissioners upon a recommendation from the Planning Commission. Any commissioner member who is absent for longer than three months should consider whether or not to remain on the planning commission. With that said, and the review of those bylaws, she feels strongly that every member on this board does bring a lot of knowledge, a lot of professionalism, and is needed on this board in order to have effective meetings. At the same time, if you happen to be a member that cannot and doesn't feel they can be at these meetings, the Planning Commission can make a recommendation to the Board of County Commissioners, but if at any time that somebody cannot fulfill their term of four years, she asked that they not drag it out for those four years. Be a good board member and come to the commission meetings or allow somebody else to be on the board.

Vice Chair Goings shared examples of when there were problems caused by not having a quorum, or there being a quorum and someone had to recuse themselves from the discussion and decision, so there was no longer a quorum for the decision. He said that it is important to ensure that we have that because it makes the applicant have to return to another meeting in order to receive a decision on their application. He agreed that everyone brings something to this board, and he believes that everyone needs to make every effort to be at the meetings to be sure that the public, who is the ones they serve, is represented well by members of this board, and that they do not have to wait.

Chair Edgmon wants to hold true to the by-laws and make sure that the Planning Director and Chair or Vice Chair are present when new applications come in for selecting new commissioners with the County Manager. It is up to the commissioners to hold the County Manager accountable for following these by-laws. She also requested an action item at a future meeting to select a Vice Chair pro-tem. Commissioner Mills said that he understands that this selection is made at the meeting where the chair and vice chair are unavailable. Wade Carner, DDA-Civil, confirmed that this is something that is done at a meeting where the Chair and Vice Chair are unable to attend and not something that is done in advance. It would be someone chosen from among the commissioners that are at that meeting.

Chair Edgmon asked for public comments.

Bob Getto, 304 Carson River Drive, has been coming to Planning Commission meetings for a long time. He stated that for the last five years the Planning Commission has become stronger. These last chairs of the board have really encouraged discussion, probing questions, and that type of thing. It's been pretty impressive, especially for those watching online. Prior to Chair Edgmon requesting to review these by-laws at a meeting, he had never seen. He really appreciates that this was done because as it was stated everyone here is new or newer. He thinks we need to be re-educated, especially the general public, on what those by-laws say. Every single board member has something to bring to these meetings. He hopes that the board can move this forward and make any adjustments needed. He also hopes that Chair Edgmon, as the chairperson, enforce those to make sure we follow those by-laws.

Secondly, he likes the formality that has happened with this Planning Commission over the last four or five years because when we are online, watching the way the camera system is, we're not always sure who's talking. Sometimes the cameras automatically zoom in on each individual commissioner, and sometimes it does a random shot. When it is stated who is speaking or making motions it helps us in the general public. He thanked Chair Edgmon for bringing this to our attention, and he’d love to see a copy of the by-laws someday. He think they are on the right track. Things are pretty positive to me in the next few years as far as construction. The Planning Commission is probably the most important commission in the county makeup, and you guys have got a lot coming ahead of you, so keep up the good work

<u>11. Code Changes</u>:

Randy Hines, Public Works Director, said that they are finalizing the code changes that were discussed at the January workshop, and they plan to bring this to the March 11, 2026 Planning Commission meeting for their recommendation to the Board. He further stated that he was involved in a workshop with the Board of County Commissioners regarding updating the fee schedule to increase these to more align with the costs of processing these permits. This isn't something that the Planning Commission is involved in, but he wanted them to be aware that they are bringing the new fee schedule to the Board at their first meeting in March. Some of those increases are significant, and he wanted them to be aware in the event they are asked questions about these.

Commissioner Hyde expressed his opinion that sometimes using the term "board" for so many different governing bodies that people can get confused. He asked for clarification whether the fee schedule was coming before the Planning Commission at the March meeting or the Board of County Commissioners. Mr. Hines stated that on March 11, 2026 the code amendment will be brought to the Planning Commission, and then their recommendation is forwarded to the Board of County Commissioners. The fee schedule is something that is done with the Board of County Commissioners.

<u>12. Consent Agenda</u>:

A. Consideration and possible action re: Termination of a special use permit, SUP483, previously granted on June 11, 1997, for a preschool and daycare facility with a double-sided sign. The property is located at 2300 Harrigan Road, Assessor's Parcel Number 006-691-45 in the A-5 zoning district. The applicant closed the business, and the permit should be terminated since this is in residential zoning.

B. Consideration and possible action re: Termination of a variance from the soils report for a tentative parcel map, VAR25-2, previously granted to Mic & Claudia Casey. The property is located at 14001 Cadet Road, Assessor's Parcel Number 007-071-16, in the A-10 zoning district. The variance wasn't enacted prior to expiration, and therefore, should be terminated.

Vice Chair Goings moved to approve the Consent Agenda as submitted. The motion was seconded by Commissioner Ansotegui, and it passed unanimously (5-0).

<u>13. Public Comment</u>:

Chair Edgmon asked if there was any public comment, and there were none. Chair Edgmon asked if Commissioner Frey was able to attend the meeting virtually, and it was stated that he was online at that time.

<u>14. Adjournment</u>:

The meeting was adjourned at 6:55 p.m.

<u>15. Appendix</u>:

Supporting Documentation

Approved: ______________________
Tami Edgmon, Chair

Approved: not available
Jeff Goings, Vice Chair

Approved: ______________________
Victor Ansotegui, Commissioner

Approved: ______________________
Joe Frey, Commissioner

Approved: ______________________
R. Mark Hyde, Commissioner

Approved: ______________________
Dennis Mills, Commissioner

Approved: not available
Scott Nelson, Commissioner

ATTEST:

____
Diane Moyle, Administrative Assistant

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STAFF REPORTS FOR
PLANNING COMMISSION MEETING – February 11, 2026

LIST OF STAFF REPORTS

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]***

CONSENT AGENDA MOTION - Please review the Consent Agenda to determine if you have any concerns.
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.

□ I move to ***APPROVE*** the Consent Agenda as submitted.

□ I move to ***remove Item*** ___ for further discussion, and to approve the remainder of the Consent Agenda as submitted.

Application:	Special Use Permit	**Application #:**	SUP26-2
Request:	Personal training classes facility		
Applicant:	Tori Ausano of Silver State Cheer and Dance Studio		
Owner:	Ronald & Vickie Moore		
Site:	4585 Beacon Way (APN: 008-472-36) – 1.24ac		
Designations:	Master Plan – Urbanizing // Zoning – C2		

Summary: The applicant is seeking a Special Use Permit (SUP) to offer personal training classes in an existing structure. The applicant is requesting to operate a cheer and dance studio, though initial operations will be for cheer lessons. The rental space is 1 of 2 units in the building, being approximately half of the building (~2400 sf of a ~4800 sf building). The space includes a restroom and office, and a large open area that will be used for training sessions with a thick mat installed for safety.

The application estimates 2 employees and 25 students. The business proposes to operate 7 days a week, from 10am – 8:30 pm. There will normally be a couple of classes a day, being after work hours, but other times would be possible. Additional classes are possible in a day.

Parking is the main issue for personal training classes. Businesses that do training in classroom settings can have large numbers of people arriving for the same class and consuming the parking spaces available. After class they all leave at the same time. Classes ending at the same time as the next class starts results in overlapping visitors that essentially double the parking demand. In addition, classes for children usually have parents that stay to observe, so parking is filled for the duration of the class. This can overwhelm the parking lot and other facilities, which is why a special use permit is needed.

In discussions, the applicant indicates they will have back to back classes; thus, both classes would be present at the same time. The application proposes to address overlap parking with 2 measures.

1. They operate "closed" classes, meaning that parents cannot stay to observe. Thus, the parents will leave and open up the parking spaces.
2. They will require that students get dropped off 15 minutes before their class. This will result in drop-offs for the 2nd class happening before the 1st class gets picked up.

Parking is discussed in detail below.

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

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

The site and the adjacent lands to the east, west, south, and north are in the C-2 zoning district, with additional areas of C-1 zoning a short distance away. The closest residential areas are the Sage Valley RV and Mobile Home Park a short distance to the west, and the subdivision including Hawk Drive a short distance to the northeast - across the railroad tracks. The Regli dairy is a short distance to the north - across the railroad tracks. Commercial uses surround the property for at least a short distance. The use is compatible with the surrounding land uses and development.

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

The **Master Plan** establishes land use districts that are implemented by the zoning districts. The area around the property has a Master Plan designation of Urbanizing and is implemented by the C-2 Heavy Commercial zone. ***Personal Training is a listed use*** in the use table for the C-2 zone needing an SUP to be approved. Most Master Plan policies are not applicable to the development of commercial uses or are neutral in terms of general commercial activity. The main applicable section in the Master Plan is Chapter 11 Land Use, which requires protection of the community from new development.

> **Chapter 11** states: "The appearance of a community as seen from the main streets and highways expresses the community character and leaves a lasting impression on visitors and potential future residents and businesses. Special attention should therefore be given to the types of land uses that are permitted along these corridors. To promote a positive image of the county, all development within these gateways must adhere to appropriate landscaping and signage requirements and only those land uses that are aesthetically appealing should be encouraged."
>
> **GOAL LU 2** All new development must be comprehensively designed to ensure a sustainable, safe, and healthy environment that integrates into the surrounding neighborhoods.
>
> **Policy LU 2.1** In reviewing any development proposal Churchill County shall consider issues of community character, balance, sustainability, environmental impact, safety, aesthetics, and efficient service provision.

Gateway concerns do not apply at this location off the highway. Compatibility issues are discussed under Criterion 1, above. Environmental Impacts are addressed in Criterion 5. Conditions of approval should allow the project to meet the above policies. The proposed development must conform to the County Development Code, which is reviewed below, and may result in conditions of approval to address issues.

- ***Permanent Business Facilities*****:** Federal, state, and County law requires permanent businesses to operate out of permanent facilities with an on-site business office, restroom and sanitation facilities, employee break and information (OSHA, safety, notices, etc.) facilities, customer facilities, etc. Doing so also ensures there is a legitimate business license location, legitimate addressing, and maintains the community image. The structure has full facilities and meets the requirements.
- **ADA accessibility:** Businesses with employees and/or public access need to meet ADA accessibility requirements for parking, building access, and restrooms. The Building Official determined that the space already meets ADA accessibility requirements and has no comments.
- **Sewer and water facilities**: Permanent businesses and residences need permanent sewer and water service. The property is served by a well and septic system.
- **Parking:** As noted above, the applicant indicates they will have back-to-back classes, thus both classes will be present at the same time, meaning double the class size would be needed for the number of parking spaces. The application plans for 25 students, in 2 classes. Traffic trips are estimated at 34 a day. A reasonable scenario of successful growth would be overlapping classes of 25 students, which would result in a parking demand of 50 spaces. The application proposes to reduce the parking demand with 2 mitigation measures: "closed" classes and early arrival for the second class. This will change the parking lot usage to result in a large and sudden parking demand, but only for a short duration. At other times the parking lot will have much fewer cars.

  The parking code provides parking rates based on the type of use, but if that is not in the table the Director determines needed parking. Private training classes are not in the table. In addition, the other half of the building has a parking demand, but that is minimal at this time and usually in opposite hours of operation.

  The application site plan estimates a parking configuration that provides 40+/- spaces. (Staff estimates that with careful layout, another 10 or more spaces could be provided if needed.) The Director finds that the proposed mitigation measures should reduce parking demand adequately enough that the proposed 40 spaces are adequate. The parking requirements are met.

- **Signage:** The application proposes a 4' x 4' sign (16 sf) on the front fence. This is considered a wall sign with a 10% area limit, which the sign meets.
- **Generally**: Outdoor storage is not proposed and screening is not required. New and expanding businesses must normally meet the landscaping code requirements, but this business is occupying an existing facility and does not trigger the requirement. The site has legal and physical access exists at Beacon Way.

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 in the area. On-site services are provided with a well and septic system. The Sheriff and Fire Marshal had no comments. The Fire Marshal will perform periodic safety inspections. The increased demand on emergency services will be minor. Public road infrastructure is discussed below. Public services and infrastructure will not be overburdened.

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

   County Code requires the site access to meet County or NDOT standards. Access to the site is off of Beacon Way, a County maintained road. All access and driveways already exist. The limited classes of the facility will have limited impact on traffic, with an estimate of 34 trips per day split between 2 classes. Traffic numbers are modest, and no traffic mitigation is required.

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.***

   Minimal impact is expected since the facility already exists and is fenced. Also see criteria 4 regarding traffic impacts.

STAFF RECOMMENDATION**:** **APPROVAL**

MOTION**:** The motion should be modified by the Planning Commission as needed.

□ Based on the information provided in the application, in the staff report, and heard tonight, I move that the findings ***HAVE BEEN*** met for conformance with the criteria found in CCC 16.08.080(H) and therefore ***APPROVE*** Special Use Permit SUP26-2 for Silver State Cheer & Dance Studio to establish a personal training classes facility at 4585 Beacon Way (APN 008-472-36). This approval is subject to conditions, as listed in the Staff Report.

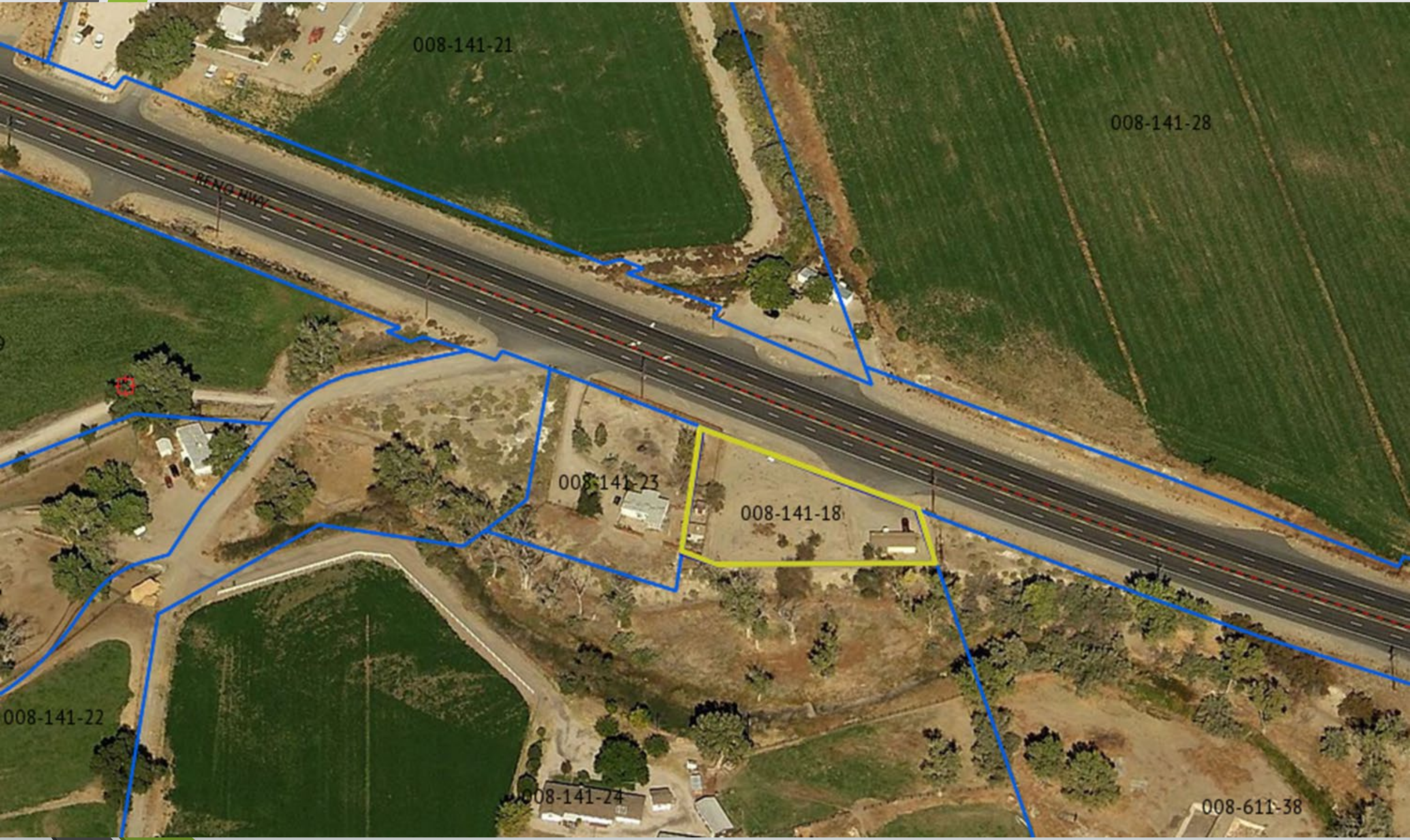
Recommended Conditions (NOT PART OF MOTION)**:** Based on code requirements and issues raised during review of the project, the following conditions are recommended for any approval:

1. This approval is for personal training classes only. Holding meets and other events is prohibited without separate review and approval.
2. The entire property must be in conformance with County Code, including but not limited to:
   a. A business license must be obtained and maintained
   b. All necessary building permits must be obtained, and ADA compliance shall be maintained.
   c. Conform with Fire department inspections and requirements.
   d. Zoning Code requirements, including lighting, shall be met.
3. Operation of the business shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.

CHURCHILL COUNTY PLANNING COMMISSION HEARING

February 11, 2026

Leslie Beach, HBSUP Review, 6755 Reno Hwy, APN 008-141-18

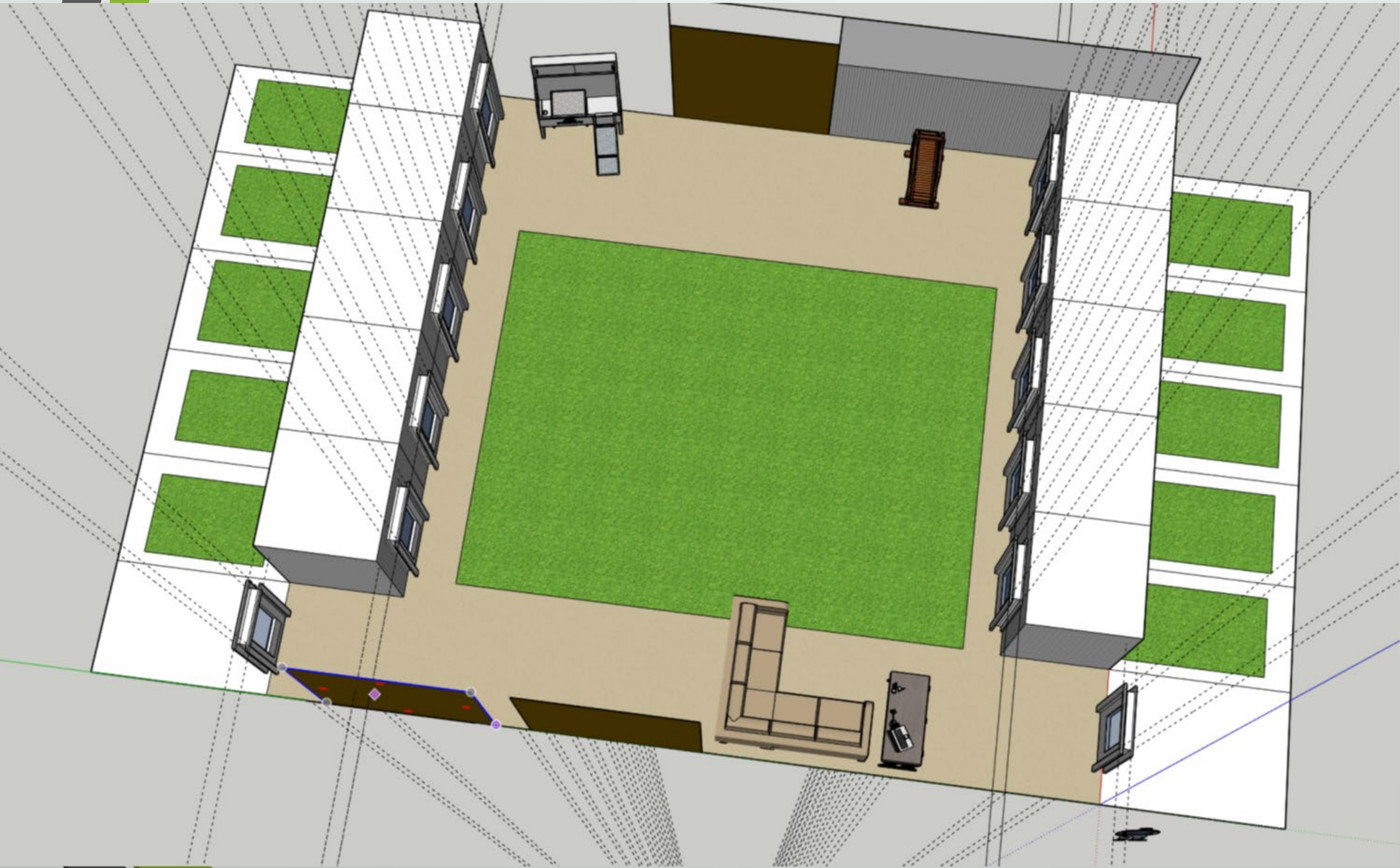



RENO HWY
008-141-18

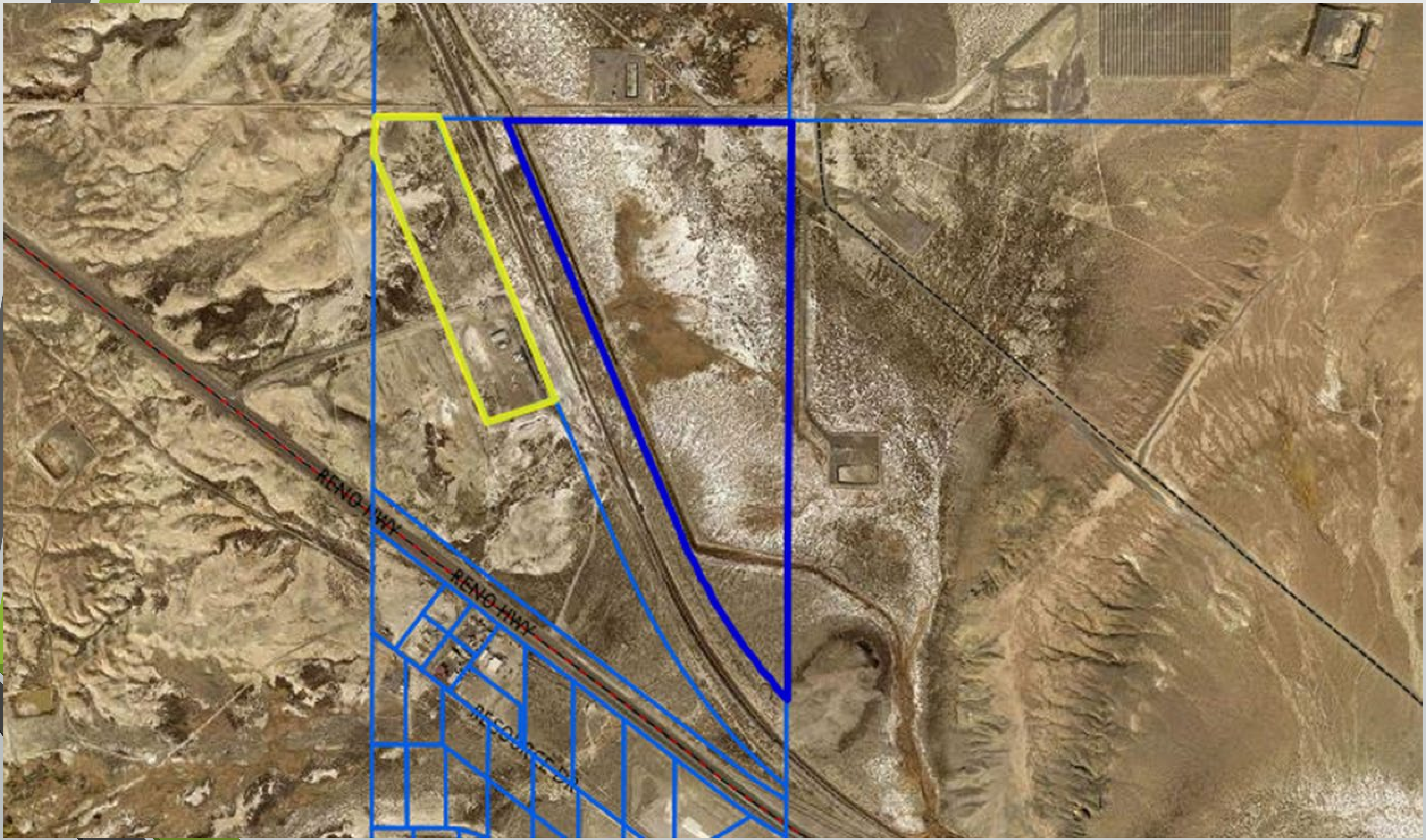
Clark-Mannered Mutts, HB SUP Review, 6150 Cox Rd, APN 008-113-54

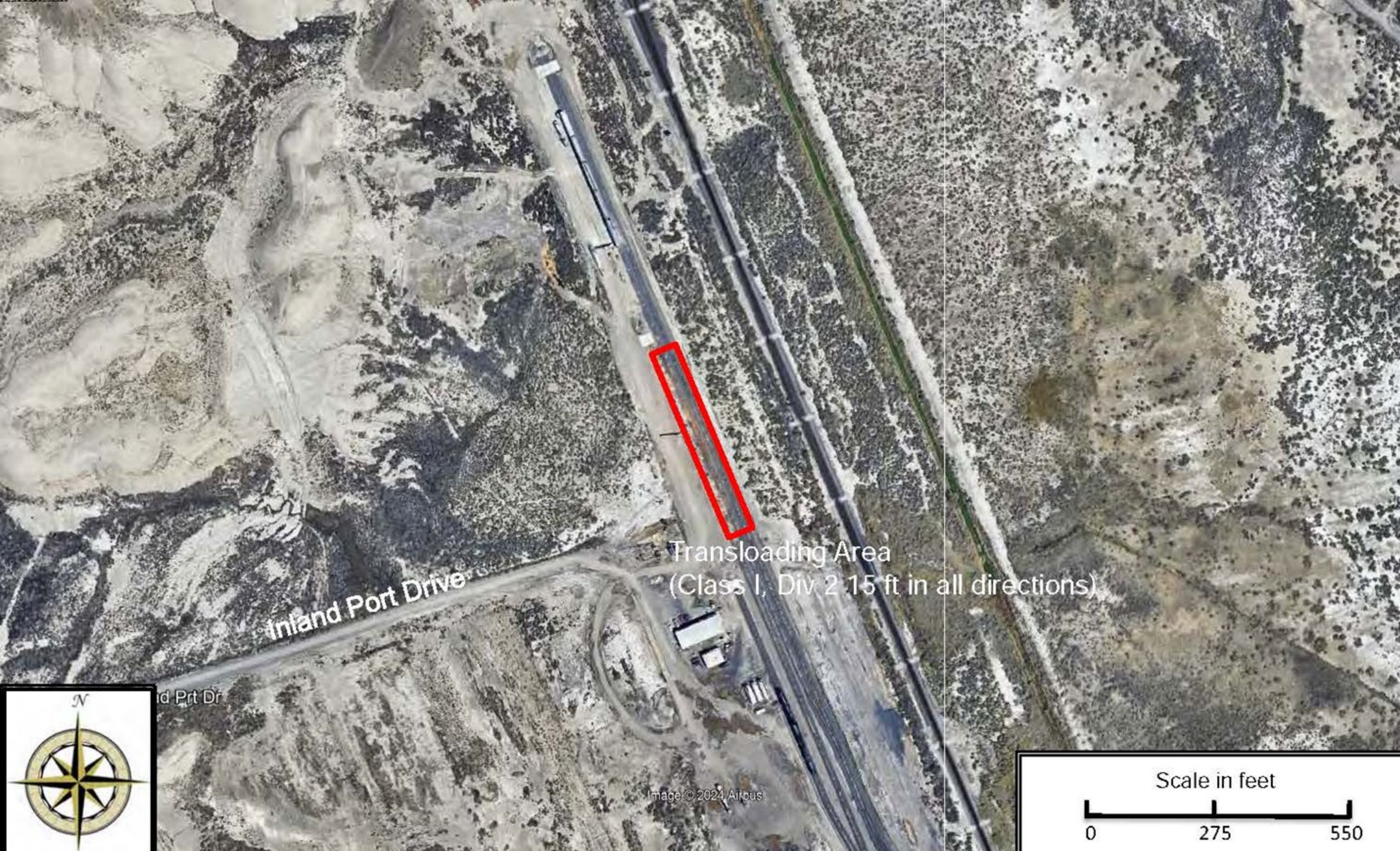

Employee home
Dog kennel
Rental unit
Sewage tank
Well pump
Electric meter
Well head
Propane tank
Business sign


Employee home
Parking
Dog kennel
Propane tank
Sewage tank



Tactical Cleaning Acquisition, SUP Review
17127 Inland Port Drive, APN 009-251-77



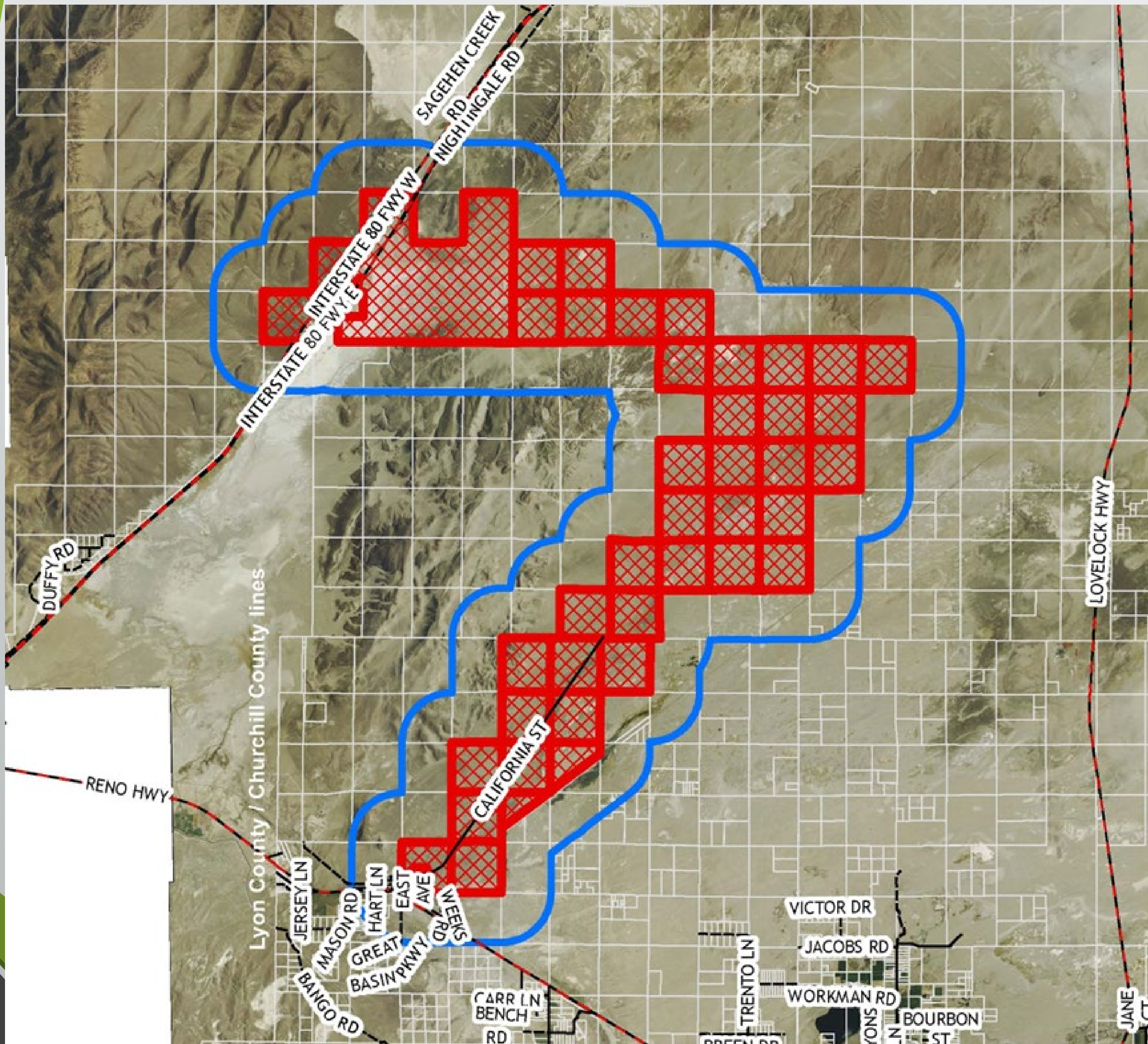


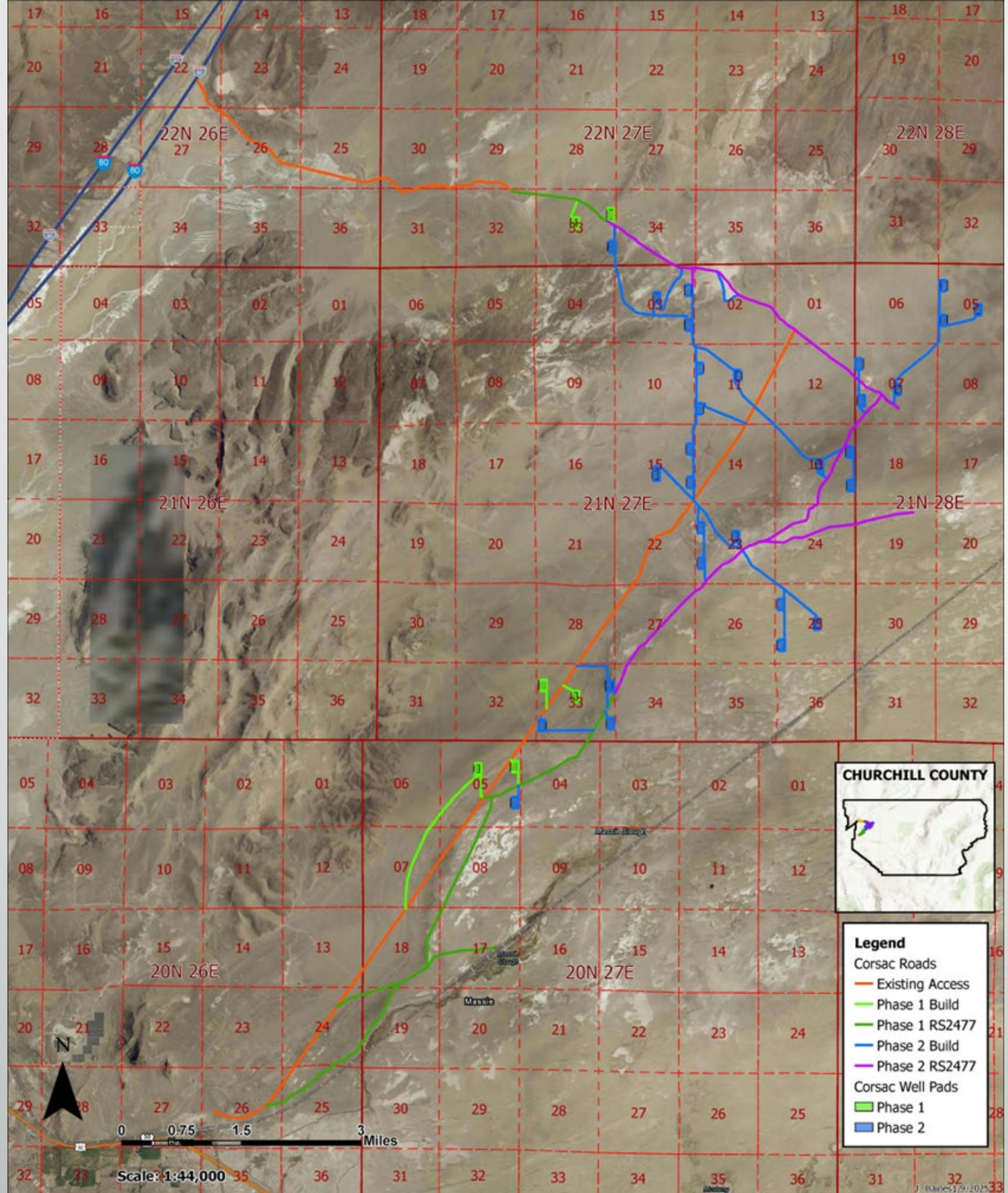
Site Location
TCA Fernley Transloading Facility
17127 Inland Port Drive
Fernley, NV 89408
39.57428, -119.08723

BEAR CREEK
CONSULTANTS
1320 E 9th St, Suite 2
Edmond, OK 73034

FIGURE 2
Plot Plan
January 6, 2025

Fervo Energy, SUP Review, Geothermal Exploration, multiple APNs

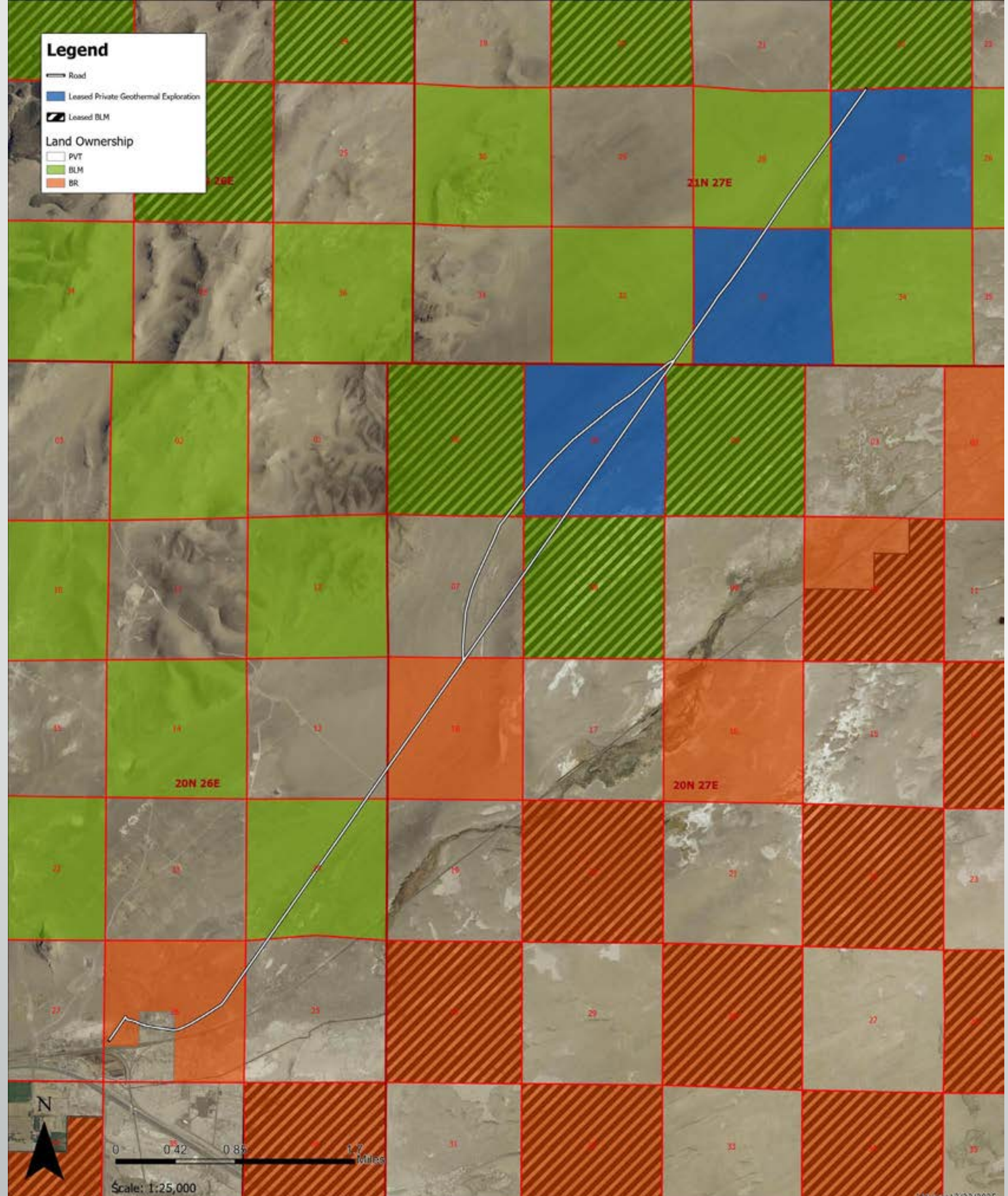




SUP Development Map - Corsac Geothermal Exploration Project

Churchill County, NV

FERVO ENERGY

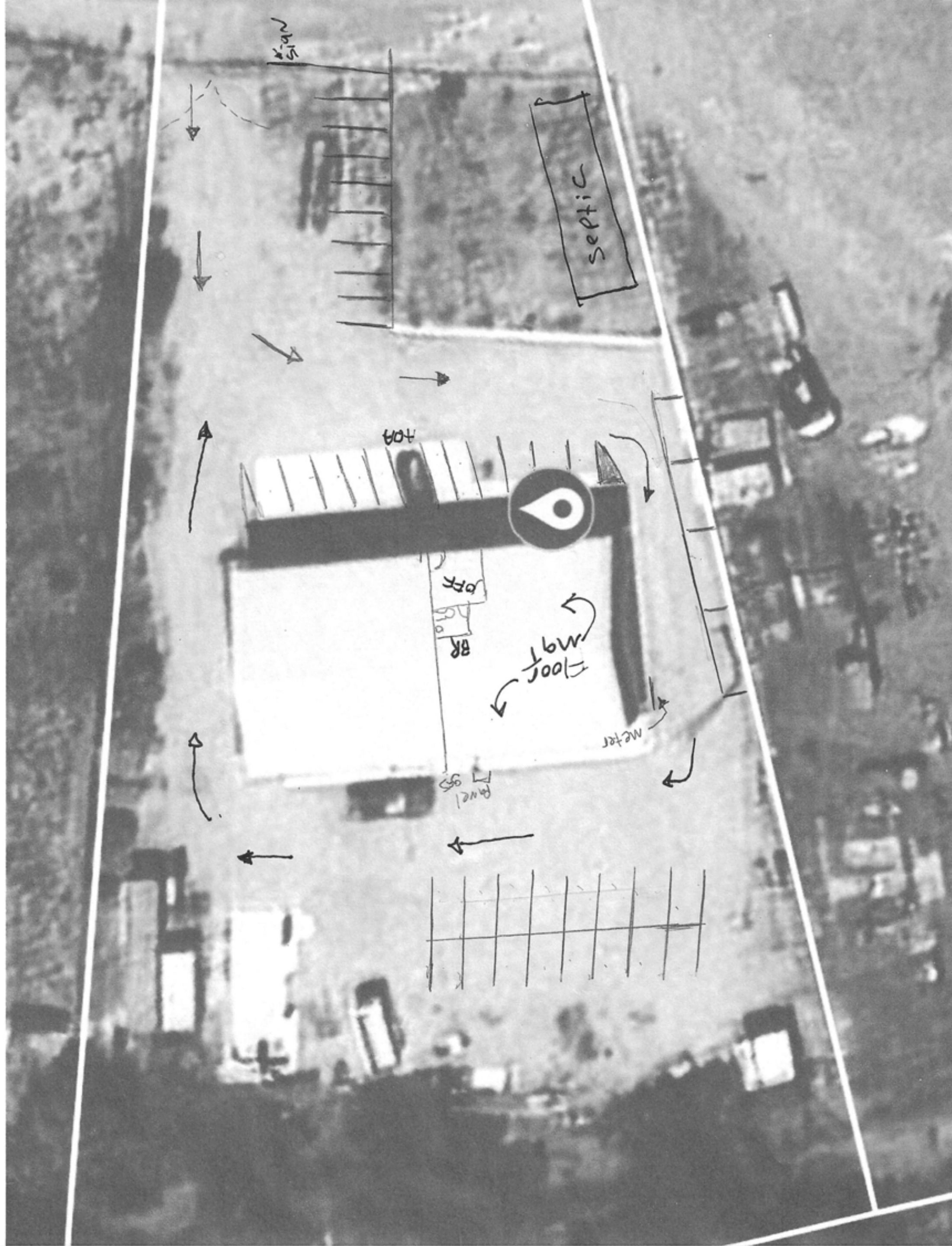


Corsac - Southern Access SF-299

Churchill County, NV

FERVO ENERGY

Silver State Cheer & Dance Studio, SUP Application
4585 Beacon Way, APN 008-472-36


sign
septic
Floor mat
BR
meter
Panel

Consent Agenda

From: Jera Reidenbach
To: Diane Moyle; Brad Dolan (FM@fallonfire.org)
Cc: Randy Hines
Subject: RE: Follow Up on conditions of permits previously granted
Date: Monday, February 02, 2026 12:27:39 PM
Attachments: image001.png
image002.png
image003.png

Please see below.

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: Diane Moyle <diane.moyle@churchillcountynv.gov>
Sent: Monday, February 02, 2026 12:20 PM
To: Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>; Brad Dolan (FM@fallonfire.org) <FM@fallonfire.org>
Cc: Randy Hines <Randy.Hines@churchillcountynv.gov>
Subject: Follow Up on conditions of permits previously granted
Importance: High

I forgot until just now that I should have checked with you that whatever conditions were required have been met for the following permits granted last year:

Beach, 6755 Reno Hwy
All building requirements have been completed.

Clark, 6150 Cox Rd
All building requirements have been completed

Tactical Cleaning Acquisition (Butane transloading), 17127 Inland Port Dr
No building permits have been applied for.

We are having a staff meeting tomorrow in preparation for the Planning Commission meeting next week. Please send any comments to me as soon as possible.

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: Diane Moyle
Cc: Dean Patterson; Randy Hines
Subject: RE: February 11, 2026 Planning Commission Agenda Item - Silver State Cheer & Dance Studio, 4585 Beacon Way
Date: Wednesday, January 28, 2026 1:43:20 PM
Attachments: image001.png
image002.png
image003.png

Diane,

The Building Department has no comments.

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: Diane Moyle <diane.moyle@churchillcountynv.gov>
Sent: Wednesday, January 28, 2026 11:15 AM
To: Gary Fowkes <gary.fowkes@churchillcountynv.gov>; Brad Dolan (FM@fallonfire.org) <FM@fallonfire.org>; Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>
Cc: Dean Patterson <dean.patterson@churchillcountynv.gov>; Randy Hines <Randy.Hines@churchillcountynv.gov>
Subject: February 11, 2026 Planning Commission Agenda Item - Silver State Cheer & Dance Studio, 4585 Beacon Way
Importance: High

My apologies for not getting this out sooner...please review and provide comments for this application as soon as possible, and not later than Monday, February 2, 2026, for Dean to include in the staff report. Please reply to me and Dean so that I can include your comments to the Planning Commission for review and decision.

Diane Moyle
Administrative Assistant