

MINUTES OF THE CHURCHILL COUNTY PLANNING COMMISSION

155 N. Taylor St., Fallon, NV 89406

March 11, 2026

1. Call to Order:

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

PRESENT: Commissioner Jeff Goings
Commissioner Victor Ansotegui
Commissioner Tami Edgmon
Commissioner Joseph Frey
Commissioner Dennis Mills

ABSENT: Commissioner Mark Hyde
Commissioner Scott Nelson

STAFF: Randy Hines, Public Works Director
Dean Patterson, Senior Planner
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, but there was 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 March 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.
Commissioner Frey seconded the motion, and the decision passed unanimously (5-0).

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

Chair Edgmon verified with the Administrative Assistant that notification was sent to all landowners in accordance with NRS and the Churchill County Code, and it was stated that there were no applications filed requiring notice to landowners for this hearing.

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

A. February 11, 2026 Hearing

Chair Edgmon noted corrections that needed to be made to the minutes that were prepared, including correcting the spelling of her last name, the use of an incorrect word on page 7 (it should

be “recuse” and not “refuse”, and noting that Joe Frey attended via GoTo Meeting and that he didn’t participate in voting.

Commissioner Frey moved to approve the minutes of the February 11, 2026 meeting as revised. Vice Chair Goings seconded the motion, and the decision passed unanimously (5-0).

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.

Chad Marshall, 4250 Reno Highway, representing Boulder Opal, LLC, was available to give an update on their permit project.

Randy Hines, Public Works Director, stated that at the meeting last year, the commissioners were informed that they had met all the conditions except for the ADA accessibility and landscaping. The Planning Commission had recommended that no further review would be necessary as long as they completed the remaining conditions before the next renewal. In reviewing this permit, it was discovered that they still hadn't completed the ADA accessibility and landscaping. The applicant also mentioned their intention to move to another location, so he asked them to come to the meeting to share an update.

Chad Marshall stated that they decided to move some of their assets to another location because they need a little bit more room to move around. The roll-off side is what we asked for the special use permit and this property is just slowly getting too small, which is a good thing and a bad thing. They’ve spent most of this year focused on that, keeping things going, so they can move. They're still going to have some things there, but are going to move from this location with the big truck stuff. Chair Edgmon inquired of staff if moving to a new location would require a new permit, or would this one be amended. Do they still need this special use permit? Dean Patterson, Senior Planner, this permit is for the septic business and the roll-offs, and from talking to Mr. Marshall earlier, it sounds like he wants to move the roll-offs to a new location. It sounds like operations will still be going on in this location, so they need to meet these conditions at this site, and then, of course, they'll have to get a new permit for the new site location.

Chair Edgmon turned the discussion to the commission.

Vice Chair Goings said that it appears he's going to keep the septic portion of the business where it is at. He's moving the roll-off portion. He questioned whether the special use permit was needed for the business that was existing, or if it was for the expansion of the business. Dean Patterson stated that it was for both. There was some discrepancy in the zoning, too. Chad Marshall verified that they were granted a rezoning to C2 from C1. Dean Patterson then added that waste collection business always needs a special use permit. Vice Chair Goings noted that the permit was for both uses. If we leave this special use permit in place, then the conditions of that special use permit still need to be met. He asked if Chad Marshall was aware of that. Mr. Marshall thinks that it makes more sense to invest in a larger property as they continue to grow. They’re going to probably keep both until they can move everything to one. They will have to meet the requirements at this location, and then, if they move, at least the requirements are met. Vice Chair Goings stated that there are still conditions that need to be met for this special use permit to remain in place. Chad Marshall agreed. Randy Hines commented that at the new location they would probably have the

same or similar conditions. He said that they would recommend that those get done before they start operating rather than having to chase it every year.

Commissioner Mills added on to Randy's point. He agreed to the terms of the special use permit, and it looks like he hasn't worked toward meeting those two items for quite a while. He pointed out that Mr. Marshall is going to be coming back to the commission for another special use permit, and all he's doing at this point is damaging his credibility. He stated that he understands that he's investing in a new business, but he agreed to do this. He encouraged Chad Marshall to make this a priority to complete the remaining items.

Commissioner Ansotegui believes there is a signage issue, septic issue, and landscaping to complete the provisions of the permit. Mr. Marshall agreed and mentioned the Americans with Disabilities Act (ADA) compliance. He noted that there are such heavy vehicles that drive through there, and they were concerned where to put the concrete pad for the ADA spot. He noted on the aerial photograph displayed on the overhead screen where they'd planned to put the concrete pad for the ADA parking. Then they have to put in a new sewer line because they'll be covering up the sewer line for the house and for the office that goes underneath those covered areas. It shouldn't take too long to do that. There was discussion regarding where the landscaping could be installed because of parking, traffic, the ditch that runs in front of the fence on the property, the incline at the fence, and so on. Landscaping has been a difficult thing to work out. Chad Marshall remarked that they try to keep everything as clean as possible and free of weeds. Commissioner Ansotegui reiterated that the annual review is to ensure that these items have been completed. Do you see yourself being done earlier, or do you think one year would be good for this? Mr. Marshall said that the ADA part will be done sooner, but the landscaping continues to be a problem for him. There was more discussion about what could be done and the challenges they faced. Chair Edgmon inquired about how landscaping is defined in the code as far as what could be considered, and she said that when she drove by there, there is landscaping in front of the office area with trees. Would that be able to be considered for landscaping? Dean Patterson responded that the only real requirement is the landscape strip along the road. He gave an example of landscaping as Out West Buildings where they put in a split rail fence so that there's a decorative element with some railroad ties as a border for the rock gravel bed and put some boulders in. The county is very flexible about what people want to use. He also mentioned decorative items like the antique, miniature bulldozer that A & K Earthmovers has in front of their lot. It doesn't have to have plants, and it needs to have something besides dirt. He usually requests there to be more than one or two things. The applicant just needs to present a plan for us to review and approve. Chair Edgmon asked if this requirement is inside the fence because they have a chain link fence for security. Would the landscaping need to be inside the security fence, or would it be in between the fence and the ditch? Dean Patterson said that normally, it would be placed outside the fence because when there is screening on the fence it would hide the landscaping. They could put it on the inside of the fence since there is something in the way of the area in front of the fence. There was more discussion about where the landscaping could be placed and obstacles that could get in the way. Mr. Marshall would like some input from staff regarding what could satisfy the landscaping item. Vice Chair Goings reiterated what Dean had said about good examples out there for what the county is looking for regarding landscaping, and he gave examples of Fernley Business Park (transloading station) and Omaha Track. These businesses didn't think that they could do anything either, but they came up with something that makes it look more appealing. That is the primary reason for the landscaping requirement along the highway corridors coming into Fallon. He even mentioned using old outhouses as a decorative item. Randy Hines said that he will get with Mr. Marshall. They typically leave it up to the applicant to come up

with a plan, and he understands that they have some constraints with this property. He thinks that they can come up with something.

Chair Edgmon wanted to clarify some things. In an email from Mr. Marshall dated February 16th it stated that they were in compliance with everything, unless the staff found specific conditions that they hadn't met. She wanted to get it in the record exactly what conditions need to be met. She mentioned the ADA compliance and the landscaping as they had discussed. Dean Patterson remarked that the director pointed out that there was an item related to the sign. The sign they currently have looks like a portable sign, which is a kind of sign that's not allowed in county code. The requirement was either to remove it or make it permanent. If he remembers correctly the sign is out in the NDOT right-of-way, but he's not sure. Chad Marshall responded that it comes across the ditch right there on the entranceway. It's actually mounted to a concrete pad, so it doesn't blow over. Chair Edgmon restated that there are three issues that are remaining unmet: ADA compliance, landscape in the front, and the signage. Dean Patterson concurred. Chair Edgmon inquired if the applicant would need a year to complete everything, or if three months or six months be better. Mr. Marshall thought that they could have everything done in three months.

Vice Chair Goings noted that an annual review is already set in place. If they continue with that, they wouldn't need to set up any other timeframe for a review. If they continue with the reviews as required, he will come back for this review. This would give him enough time to be able to finish up these items that are needed. We'd like to see it done sooner rather than later, but an annual review is already in place. Mr. Marshall thought that with weather warming up, he could get started fairly quickly. He said that he would need more information about the requirements for the sign. Randy Hines agreed that the commission could just leave the review at one year, and they will get with Mr. Marshall in a week or two and go over the landscape and sign requirements.

Chair Edgmon asked for public comment, and there was none.

Commissioner Frey moved to have another annual review for the special use permit in one year. Vice Chair Goings seconded the motion, which passed unanimously (5-0).

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.*

Rigoberto Uribe, Maria Herrera, and Jorge Cruz from Silver State Construction, 5070 Reno Highway, were available to give an update on progress toward meeting the conditions for the special use permit.

Randy Hines, Public Works Director, said at the December meeting they discussed the need to complete the septic system upgrades, to get approval from the state for the well usage since it is a residential well and not a community well, and the Nevada Department of Transportation (NDOT) improvements to reduce the approach to a single one. He stated that they met with the owner and the contractor twice since then. They have submitted the septic plans to the state, but that have not gotten the approved plans yet. When he spoke with them tonight, they've got all the materials on order for the septic system, and they are just waiting to get that permit from the state. They said that

they have talked with the state regarding their well, and they said that there should have been some email correspondence to the department. We have not received that yet. They need to provide that information. Along the highway, if improvements are within the highway right-of-way, they would need an encroachment permit, but if it is on their property, they don't need an encroachment permit. They just need to install something to close off the front entrance and create a single approach. He suggested something like a split rail or some sort of fencing along the highway. This is where it sits today, and they're here to give you any other updates other than that.

Chair Edgmon inquired if the applicant had anything to add. Jorge Cruz confirmed that the only thing they're still waiting for are those permits. Mr. Cruz verified with Randy Hines that the fence doesn't have to be in the NDOT right-of-way, and they need to continue doing the landscaping. The same engineer that they hired to design the septic system is going to start doing the survey next week. They should have an answer to the department soon. Randy Hines remarked that at the December meeting several commissioners expressed that they thought three months was too short of a time to complete the septic system when they didn't even have the permit yet. When you're dealing with other agencies, it takes time. Permit applications have been submitted and are awaiting approval so they can proceed.

Chair Edgmon questioned how many tenants they have at this time and if they had any new tenants. Maria Herrera responded that they have two tenants. One of those tenants will be leaving in April, and this is their last month. She will then just have one. Chair Edgmon confirmed that those can both be seen from the highway. Ms. Herrera agreed and said that the one on the right is leaving and the one on the left is staying. Chair Edgmon then opened the discussion to the board.

Vice Chair Goings said that the reason we pushed this a little faster was to get you to take some action. They were in a very stagnant spot. He was on this board when this application came before them, and he thought that they were being generous by granting the permit because they already had tenants in place at that time and didn't have any of the permitting required. They decided to grant the permit because there was a tenant that couldn't obtain their permit unless this facility was permitted. He believes that's why in December they set the review in three months when they said they would be done with the septic system in that timeframe. Realistically, we understand that it's going to take a little longer. It was a push to get them moving forward. The annual review is probably going to be fine because he thinks that it is going to take some time to get everything finished. He would hate to see them come back here in a year and still not have these items completed because that would be frustrating for much of this board since there was very little done in the first year.

Commissioner Ansotegui inquired regarding the next review. He thought that it was requested to align this with the regular annual review of the permit. Diane Moyle commented that the permit was approved in June, so if they want to have another review, it would be good to set it for June 2026 to get it back on schedule as an annual review.

Chair Edgmon asked for public comment, and there was none.

Vice Chair Goings moved to continue requiring an annual review of this permit until all the conditions have been met. Commissioner Frey seconded the motion, and the decision passed by unanimous vote (5-0).

Chair Edgmon thanked the applicants for coming to the meeting. Dean Patterson, Senior Planner, wanted to confirm that the next review would be in June 2026. He expressed hope that the applicants will have a lot more done, maybe the fence along the highway and the septic system.

Jorge Cruz informed them that they met with the state last week on March 4th. Sometimes they only have one inspector available, and it might take a little bit longer. When he spoke with them, he was assured that they would get the permit in March, or no later than the first week in April. As soon as they get the permit, they have the materials ready to order, and he was told that these materials would be delivered within five days. Chair Edgmon thanked him and stated that the next review would be in June 2026.

- 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.

Randy Hines, Public Works Director, said that this is a temporary use permit (TUP) that was granted in March 2020 for home construction. Staff reached out to the applicants, and they texted our office today. He read the text into the record, "...this is Analee and Gary Sinclair at 1015 Dean Lane. We will not be able to attend the meeting tonight. This is our last day before we turn over our restaurant building and are working all day. We will not be applying for this temporary use permit this year. We will be removing our RV, animals, and some of our stuff after we slowly clean our property. My husband is diabetic, has neuropathy, and just got done with two eye surgeries. When we are ready to build a house, we will apply and pay all your fees." He asked them for a timeline for removing their RV, animals and stuff off the property. He will be terminating the TUP since they're not asking for a renewal. Once that's finalized, they have 90 days per Churchill County Code to be in an RV. They have 90 days to be off the property, and we'll inform them of that. He also mentioned that on February 23, 2026 there was a fire at the parcel. The report was going to be handed out tonight, but it wasn't included in the packet. Since the applicants were no longer requesting the extension of the permit, the report wasn't given to them. Randy Hines noted that the Code Enforcement Official and Building Official went to the site, and there were extension cords laying on the ground and weathered extension cords. He's not sure what started the fire, but there was a fire on the property. This may have something to do with why they have decided to relocate.

Commissioner Mills confirmed that staff would work with them about removing the RV and other items. What do you recommend we do to help support you giving them time to get out but still be able to have reasonable enforcement action? Do you have a recommendation for the timeline? Do they need to cancel the TUP, which would give them 90 days? Do they need to continue the TUP for one month and then give them 90 days? Randy Hines said that we're trying to get them to give us a timeline on when they're going to be out, and if they say two years, then we'll just have to sit down with them and say that's not acceptable. They would need to apply for another TUP; however, this has been going on for six years. That's the issue. Nothing's been done in six years. We will give them 90 days to be off the property.

Chair Edgmon asked if the department would serve them with something the states the 90 day timeframe, or do we need to start a revocation so that the process gets started? Randy Hines stated that we're going to terminate the TUP, and then we will tell them they have 90 days to get off the property. Chair Edgmon verified that the department would terminate this within the next 10 days. Randy Hines concurred. Chair Edgmon confirmed with legal counsel that they did not need to take any action on Old Business Item 8.C. Dean Patterson clarified that TUPs are granted for one year at a time. If it's not renewed, it goes away. There's no terminating. You don't have to do anything. It's just done. The only thing that you would do is approve it again. He noted that TUPs

are now approved administratively; however, this is one of the old ones that was approved by the Planning Commission. Vice Chair Goings wanted to make sure that since it is an item on the agenda, they wouldn't need to take some type of action, and Wade Carner, Deputy District Attorney—Civil, responded that just because it says “possible action” doesn't mean that they need to take any action.

Chair Edgmon asked for public comment, and there was none.

9. New Business:

No Items.

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.

Randy Hines, Public Works Director, went through Bill 2026-A and explained the changes and corrections that are being proposed. He noted that this information was discussed in the January Workshop. There's some additional information that doesn't really pertain to planning, including Title 14, which is related to Building. Since Building is part our department, it's included in these code changes. He went over the Bill and gave a brief summary of what these changes are and why they are included. Most of the first sections are related to the prior code amendment with Industrial changes and addition of Conditional Zoning Permits and Conditional Use Permits. There were some clerical errors and omissions that need to be corrected for clarification. We are removing references to administrative special use permits, which were repealed in the last amendment, changing notification requirements related to administrative decisions, moving temporary use permits and administrative variances to be the same notification requirements for other administrative permitting for additional dwellings, changing references to the single Industrial zoning district to the separate I-1, I-2, and I-3 zoning districts, and so forth.

He continued with sections that add more clarification between county code and the master plan regarding minimum parcel sizes and other parcel modification requirements, requirements for minimum access roads—including reference to being a dead end and meeting fire code turnaround requirements, and deleting the design standards and illustrations. Those will be included in the county design standards document. One of the biggest clarifications is within the site development standards for the more dense zoning districts to be more in line with the master plan and what could

actually work in practice. There were changes made to the numbers as well as the footnotes. He noted that he forgot to take out “90-degree” before “knuckle” and asked Diane Moyle to make that revision before it goes to the Board of County Commissioners. Conditions for minimum parcel size in E-1 zoning district is better outlined in the footnote to be more aligned with the master plan and allow some flexibility to allow 2 acre lot sizes, which is less than 5 acres that is required at this time. We are adding a more concise definition for what is considered an accessory dwelling unit and the requirements for this, including the change to a conditional zoning permit instead of an administrative special use permit. Similar changes were also made to second permanent dwellings.

Chair Edgmon thanked Director Hines for the great job on this Bill. She turned the discussion to the board.

Commissioner Mills commented that in footnote 9 the word “waiver” is misspelled. This is related to a “recorded waiver of protest.”

Commissioner Ansotegui asked about the 90-degree knuckle that they need to amend in this Bill. Randy Hines said that it on footnote 2. Those knuckles can be mid-block as well on a straight road, so we just wanted to make sure that we took the 90-degree out and just said that it applies to any knuckle that's in a road.

Chair Edgmon asked for public comments.

Tom Riggins, on Airport Road, said that he attended the workshop. He urged the board and staff to keep in mind the big picture, real world impacts that your decisions make. He was specifically referring to the E-1 zoning issue. He understands the intent to try to move development into higher density development projects. Part of his occupation is to try to determine what buyers look for, what motivates them to do what they do, and along with that, then follows the real estate agents, builders and developers. A lot of what you're trying to do is well-intentioned, but it seems like it's having the opposite effect. It has to do with human nature and economics. Buyers seem to want, if they're going to live on a high density lot—6,000, 8,000, 9,000, 12,000 square feet—they want to live in town where they can walk to most of the services. Since the county doesn't have a public transportation system, that limits trying to create the city in the county.

He continued by saying that carries on to the builder and developer side. From an economic standpoint, why would a developer put together a project in the county where they have to add another \$1 or \$2 million to bring utility services in when they can do this in the city and have the services right there. It doesn't make economic sense for a developer or a builder to do that. At some point, instead of turning the crank on developers to carry the burden of running the utility lines, in many cases where there aren't existing easements adequate to do that without some county assistance, they're going to continue to look to the city for their development activities. When you start doing high-density lots, the economic investment up front is extremely high, and the payout is end loaded; you don't make any money until the last one or two phases of a project. So, adding that extra burden just extends that out further. It creates the need for a bigger bankroll for a developer. These builders and developers from out of town don't want to come to town because the market isn't deep enough. When you add more and more restrictions to say the E-1 zoning, you're actually having the effect of pushing markets away, or buyers away, and developers away from the higher density into the five-acre or two-acre or whatever—the larger parcels—which is kind of the opposite, I think, of what this intended to do to begin with.

He knows of three properties of 20 acres or more that are under the same ownership as they were before the master plan was amended to go with the five-acre minimum. Those had some expectations of development. Two of those have extremely difficult issues getting either water or sewer to those properties. Basically, you're taking away some of their rights to use some of that

property, and Mr. Goings raised that issue during the workshop, or touched on it, that you're taking away some rights of people that thought they had rights before all of these things were placed into effect.

Randy Hines gave a little bit of clarification on this part of the code change. The master plan about 2005-ish was revised to be five acres minimum. It's not something new now. Title 16 was never revised to follow the master plan, and we're revising the E-1 designation to match with what the master plan says, as well as Title 13, which is Water and Sewer. We are not changing this now; it was already changed in the master plan several years ago. When someone comes into the office, we always refer them back to the master plan and other titles within the code. That's why we have confusion from people coming in that have E-1 parcels because the code states "one acre minimum." This is part of the reason that we wanted to do the clarification and the change in Title 16 to conform to the master plan and Title 13. Either way, the most stringent requirement applies. If Title 16 says one acre and the master plan says five acres, we're going to go with the most stringent code or reference in there. We're not trying to change anything. We're just trying to add clarity.

Chair Edgmon inquired if anyone on the board had anything to add to this.

Vice Chair Goings spoke to some of what Mr. Riggins was talking about. His big concern was this E-1 zoning in the code. When you read that E-1 zoning, you had half-acre if you had a community water/sewer system and/or one-acre. That is where we he saw that we were going to have a lot of problems because the master plan does not allow for one-acre parcels. We are having i people come in with E-1 zoning and trying to get some things approved through the planning department, but they can't approve because the master plan already doesn't allow it. This was starting to come in, there have been two or three of them already, where the owners are saying, "Hey, this is my property. I bought it with the assumption that I could do this and nowhere in the zoning verbiage did it explain that. He thinks that is what this does. It clears up this portion of it. He agrees with Mr. Riggins a lot about developers. Unfortunately, we have a master plan that's in place that maybe needs to be reviewed, but at this point, right now, it clearly states five-acre minimum. He hopes that this clears that up. He thinks that we should have gone back and maybe eliminated the E-1 zoning completely. Randy Hines admitted that we talked about that, but we're trying to clarify the county code right now because, as you mentioned, there have been two or three people that had property in the E-1 zoning and wanted to create one acre parcels, and they were told that they can't do it because of what is in the master plan. When people are looking at the planning stuff, they're looking at Title 16, and the code doesn't just involve Title 16. It involves other titles as well. The intent of these changes, more or less, is to have more clarity in the code, to clean things up, and reduce some of the confusion and misunderstandings.

Commissioner Mills stated that we discussed this briefly a month or two ago when he attended remotely, so he couldn't cast an eyeball over the rest of the board. While he's sympathetic to Mr. Riggins' points. He thinks Randy's point about getting the code in line with the master plan is kind of the overriding consideration for today. He thinks that maybe we need to consider for the future, that it is puzzling to have a single zoning designation that actually applies to three different methods of subdividing a parcel. Anybody that isn't reading the fine print, which of course we all need to do and many of us don't, are going to look at this and see a half-acre and not read the footnotes as well. It's a half-acre under very exceptional circumstances. He wondered if there's any appetite among the rest of the board members to go back at some point and ask the department to reconsider whether there's a room here for three different E zoning designations. Even though it's a pain in the neck to do, does that make sense to anybody else here? Director Hines noted that there is a considerable amount of work that goes into amending zoning designations because it affects other

parts of the code. He wasn't saying that we don't want to do the work. That isn't something that we could do in a short time. That would be something we'd probably get to you next year. He pointed out that they spent a long time with the Industrial zoning changes, about seven months, and we are still cleaning up stuff related to that. We are just trying to get some clarification in the code and clean it up in a relatively quick manner. He thinks the intention is to recommend that we look into that at a later date. The state grows concerned when there are a lot of one acre parcels with wells and septic systems, especially in a state where we don't have the water, or potentially not have the water. He thinks that's part of the requirement of having five-acre parcels because it decreases the number of wells and septs in that area.

Vice Chair Goings believes at some point along the way here, we were supposed to be starting to look at the master plan again. Is that correct? He thinks that they haven't gotten anywhere with that. That is something that needs to probably be higher on the list of priorities. Director Hines agreed.

Commissioner Frey wondered if they could ask questions related to Mr. Riggins' comments regarding the restrictions to invite development into our area. If something is zoned E-1, and somebody wants to make a little bit larger parcels than the minimum is required on E-1. Is that allowed? If so, is there really a restriction? He agrees conceptually, like, who wants to build 6,000 square foot lots out in the county. It is just not going to happen. If that's the case, they are following the master plan and maybe it does no harm and no good. Nobody's going to bite. Nobody's going to come and develop that. He doesn't see how that restriction works or how developers are not wanting to follow the code. He wanted to ask Mr. Riggins some questions; however, Wade Carner, DDA-Civil, stated that the point of public comment is not to have a discussion with the public. Vice Chair Goings thought that he might be able to answer some of what Commissioner Frey is asking because he's spoken to a lot of the developers. One of the problems that developers, especially the local developers, are finding is that with this five-acre minimum, you have a group that wants to live on these types of lots, but they don't really want to live on a five-acre lot. What they really want to have is a one or one-and-a-half acre or two-acre lot. The developers find that when they create these five-acre lots, people come in, build their house, put their shop up, put their accessory building up, but then they let the other four, four and a half acres, or three and a half acres go wild. It has a look of an unkept, unsightly development. This is one of the things that the local developers that he's spoken with seem to have a problem with. He thinks it comes back to the fact that they need to probably be looking at the county's master plan again and bringing these items up because he doesn't think these were items that were thought through, or anybody knew were going to happen at the time that the master plan was adopted, or the current version of the master plan was adopted. Commissioner Frey thanked Vice Chair Goings for adding clarification.

Dean Patterson said the reason for we have five-acre zoning, and, like we said, it wasn't in the E-1 zone because it was in other pieces of code. One of which is in the code change packet relating to second and subsequent parcel maps. When you have E-1 zones, you have homes, septs, and wells all very close together. You can have wells and septs 100 feet, maybe 200 feet apart. That's not far apart. He jokingly calls this recycling because you have water going down and water being sucked back up. Hopefully, you get some cleaning action in between. That's one of the reasons why we don't have one acre zoning anymore because everything is just too close together to actually have good groundwater quality. Some people had talked about changing E-1 that has to be five acres to something else, or giving it a new name altogether, such as E-5, but that is something that will need to be discussed later. It needs some work, but this is what we've had for a very long time. He thinks E-1 probably goes back to the 1990s. When the changes for needing five-acre

minimums came about, they just stuck it on the E-1 and didn't really take that next step, which is what the commissioners have been talking about creating some other zoning districts to implement the details. Director Hines said that because of the current confusion with our zoning regulations related to E-1 and the increase in the number of conversations the department has been having this clarification in Title 16 is just to implement what is in the master plan and Title 13 and make it consistent with the most stringent one as it currently sits today. We are not changing anything, and if somebody came in today or comes in tomorrow, we're going to tell them five acre minimum in E-1 because that's what the master plan says. This just helps clean up code, so we don't have somebody looking at one section and not looking at the other sections. That's the intent of this. Now, if we go to the board, you guys recommend it for approval, we go to the board, I'll bring up that this was a discussion. I'm sure they're going to read the minutes from this. We'll talk about that and if that's something that we want to explore in the next master plan, which we need to get going on relatively soon; that will be something that we can do. Dean Patterson also wanted to point out how people said that you don't want small lots out in the county, but the reality is that the county has a sewer and water system. The area near the city to the northwest. Those areas can have those small lots we were talking about of 6,000 square feet for some zones and 10,000 square feet for other zones. Intuitively, someone might think that you should have the larger lots, not the small urban lots in the county. In reality, you can get those in the county because of our sewer and water system.

Chair Edgmon asked for any other discussion from the board, and there being none, she called for a motion.

Commissioner Ansotegui moved to recommend that the Board of County Commissioners approve Bill 2026-A, Ordinances 22, 32, 37, 39, 63 & 74, including removal of “90-degree” from note 2 of 16.16.020.1 and correcting the spelling of the word “waiver”. Vice Chair Goings seconded the motion, which passed unanimously (5-0).

11. Planning Commission Item:

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

Due to a scheduling conflict for Randy Hines, Public Works Director, and having a new Senior Planner who is just starting with the county, it is recommended to move the May 13, 2026 meeting to the last week in April. Commissioners discussed which date would be best.

Vice Chair Goings moved to approve rescheduling the May 13, 2026 Planning Commission hearing to April 29, 2026. Commissioner Ansotegui seconded the motion, which passed unanimously (5-0).

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.

13. Public Comment:

Chair Edgmon asked if there was any public comment. She thanked Dean Patterson, Senior Planner, for all that he has done for the county. Randy Hines, Public Works Director, expressed appreciation to Dean for his years of service. His retirement will be in the beginning of April 2026. Dean Patterson thanked the board and everyone for their kind words.

Commissioner Frey would like as they move forward to have a more consistent way for how they conduct meetings. He proposed working with Chair Edgmon and Wade Carner, Deputy District Attorney-Civil, to discuss what procedures they would like to follow and develop something to present on a future agenda.

14. Adjournment:

There being no further business to come before the Planning Commission, Chair Edgmon adjourned the meeting at 7:23 p.m.

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

Diane Moyle, Administrative Assistant

**CHURCHILL COUNTY
ORDINANCE BILL 2026-A ORDINANCES 22, 32, 37, 39, 63 & 74**

SUMMARY: THIS BILL AMENDS, ADDS AND DELETES DEFINITIONS, REGULATIONS, AND PROCEDURES RELATED TO THE CONSOLIDATED DEVELOPMENT CODE AND OTHER ITEMS RELATED TO THE CHURCHILL COUNTY CODE.

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.

NOW THEREFORE, be it ordained by the Board of County Commissioners of Churchill County, in the State of Nevada, as follows:

SECTION 1: AMENDMENT “9.12.050 Special Use Permit” of the Churchill County Code is hereby *amended* as follows:

AMENDMENT

9.12.050 Special Use Permit

A special use permit is required prior to the establishment or operation of an adult entertainment business, as defined in this chapter, within Churchill County, and is only conditionally permitted in the I-2 and I-3 industrial land use district. An adult entertainment business is a prohibited use in all other land use districts.

SECTION 2: AMENDMENT “14.04 BUILDING PERMITS” of the Churchill County Code is hereby *amended* as follows:

AMENDMENT

14.04.020 Application

- A. The application for such building permit shall be accompanied by a fee as established from time to time by resolution of the board of county commissioners, and shall contain the following information:

- ~~1. A statement in writing indicating the exact location of the structure to be erected or remodeled, together with a statement as to the general nature or purpose of the proposed construction;~~
- ~~2. The name of the owner or owners of the proposed structure, or the name of the person, firm, association or corporation for whom the proposed construction is being undertaken;~~
- ~~3. An estimated permit value at the time of application. Permit valuations shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. The applicant must substantiate the permit value by showing detailed estimates of the work in the form of an engineer's estimate of the total permit value or submission of the contract documents. These submissions must be supplied with sufficient enough detail for the building official to determine that the entire project is included in the estimate. If the applicant is unable or unwilling to provide either an engineer's estimate of the total permit value or actual contract documents, then the project valuation represented to the state of Nevada in any tax abatement request shall prevail for the purpose of calculating permit value. Upon good cause shown, and upon the applicant providing sufficient permit value by other reliable means, the requirement of an engineer's estimate may be waived by the building official. In all cases, the final permit valuation will be set by the building official;~~
- ~~4. A detailed statement as to the location, size and type of all water and sanitation facilities planned to be installed or maintained in connection with the proposed structure;~~
- ~~5. A description of the source of water to be used to furnish water to the facility or facilities described in its application;~~
- ~~6. Evidence to demonstrate the property has legal and physical access;~~
- ~~7. Evidence of application for an encroachment permit, if applicable, from county road department.~~
1. Identify and describe the work to be covered by the permit for which application is made.
2. Describe the land on which the proposed work is to be done by legal description, street address, or similar description that will readily identify and definitely locate the proposed building or work.
3. Indicate the use and occupancy for which the proposed work is intended.
4. Be accompanied by construction documents and other information as required by the adopted codes, listed in IBC Chapter 1.
5. State the valuation of the proposed work. The applicant for a *permit* shall provide an estimated value of the work for which the *permit* is being issued at time of application. Such estimated valuations shall include the total value of work, including materials and labor, for which the *permit* is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. Where, in the opinion of the *building official*, the valuation is underestimated, the *permit* shall be denied, unless the applicant can show detailed estimates acceptable to the *building official*. The building official shall have the authority to adjust the final valuation for permit fees.
6. Be signed by the applicant, or the applicant's authorized agent.

7. A detailed statement as to the location, size, and type of all water and sanitation facilities planned to be installed or maintained in connection with the proposed structure.
 8. A description of the source of water to be used to furnish water to the facility or facilities described in the application.
 9. Evidence to demonstrate the property has legal and physical access.
 10. Evidence of application for an encroachment permit, if applicable, from the county road department or Nevada Department of Transportation.
 11. Give such other data and information as required by the building official.
- B. Before issuance of a building permit or placement permit for any structure connecting to county water and sewer the applicant shall meet the requirements of dedication outlined in title 13, chapter 13.02 of this Code and comply with policies adopted by the county.

~~1.—~~

- ~~a. Before issuance of a building permit or placement permit for a new, primary, permanent structure that will be served by a private domestic or commercial well the applicant shall dedicate the required amount of surface water rights as specified below, or shall provide proof that the required amount of water rights for the subject property has previously been dedicated.~~

~~DEDICATION REQUIREMENTS~~

Use	Acre-Feet
Single-family residential	2.0
Multi-family residential	2.0 (at a minimum 2.0 per 2 units)
Commercial ——— and industrial	2.0 (at a minimum). If usage exceeds 2.0 AF, additional water rights, the amount determined per fixture unit as defined in the currently adopted building code, shall be dedicated

- ~~b. Upon demonstration that there are no surface water rights appurtenant to the parcel at the time that the property owner or building contractor applies for a building permit a cash in lieu payment will be accepted.~~

~~A cash in lieu payment is an amount of cash equal to one and one-half times the fair market value of water rights required for dedication in lieu of the requirements.~~

~~Fair market value shall be determined from time to time, based upon a market analysis conducted by the county and will be established by resolution of the board of county commissioners.~~

- ~~c. Dedication of water rights is not required for the following:~~

- ~~1) The replacement of an existing single family residence. An "existing single family residence" is defined as one that was lived in after November 2005 and has a functioning domestic well. If a new well must be drilled, the dedication of water rights is required.~~
- ~~2) An accessory dwelling unit served by the same well as the primary residence.~~
- ~~3) Any proposed structure that is served by an existing community water system.~~
- ~~4) The placement of a new single family residence either on a lot created as part of a cluster development, where the board of county commissioners has deemed that water right dedication is not required. The building department shall obtain a record of the decision of the board of county commissioners from the planning department and shall attach said record to the building permit.~~
- ~~5) On property where a conservation easement deed has been recorded restricting the transfer of water from the property.~~

~~Exceptions: The provisions of this section do not apply to building and development within hydrographic basins 128 (Dixie Valley), 73 and 74 (Humboldt Sink region), 75 (Hot Springs Flat area), 76 (Fernley area), 77 (North Valley), 78 (Granite Springs Valley), 123 (Rawhide Flats), 124 (Fairview Valley), 125 (Stingaree Valley), 126 (Cowkick Valley), 127 (Eastgate Valley area), 133 (Edwards Creek Valley), and 134 (Smith Creek Valley).~~

- ~~2. Before issuance of a building permit or placement permit for any structure connecting to county water and sewer the applicant shall meet the requirements of dedication outlined in title 13, chapter 13.02 of this Code and comply with policies adopted by the county.~~

14.04.060 General Agricultural And Residential District Regulations

A. Accessory buildings.

- ~~1. Any accessory structure 120 square feet or larger must obtain a building permit and conform to all applicable building codes.~~ Any accessory structure for residential or agriculture use 200 square feet or larger or for commercial or industrial use 120 square feet or larger must obtain a building permit and conform to all applicable building codes.
2. Any such accessory building shall meet the minimum setback requirements and not be closer to main buildings on the same or adjacent lots as provided under ~~this title~~ Title 16.

B. Structure height.

1. ~~Any~~No building ~~shall exceed~~ exceeding a height of 35 feet and any building exceeding two stories in height, not including the basement, shall be equipped with an automatic fire suppression system approved by the Fallon/Churchill fire marshal.
- ~~Requirements of this title shall not apply to church spires, silos, belfries, cupolas, domes, chimneys, flues, flagpoles, water towers, radio towers, and the like except where they may be deemed a hazard.~~ Building heights shall be subject to the

requirements as set forth by the Fallon Municipal Airport zoning provisions where applicable.

- ~~3. Churches, schools and public buildings may exceed maximum height limitations of the respective land use district subject to the granting of a variance by the planning commission.~~

C. Yards.

1. ~~Barbed wire, chainlink, or other nonobscuring, open fences may be erected to any desired height at any location on a lot or parcel of land. However, a building permit must be obtained to erect solid walls or opaque fences, such as masonry, over six feet in height which do not permit the circulation of air and the provision of light; and wood or vinyl fences over eight feet in height.~~ A building permit must be obtained to erect any fence over 7' in height.
2. On through lots, either end of the lot line may be considered the front line, in which case the minimum rear yard shall be not less than the required front yard in the district in which such lot is located (there is no rear yard, there are two front yards).
3. There shall be no planting, fences, shrubbery or other obstruction to vision between two feet and eight feet above curb level within 25 feet of the intersection of any two property lines of any corner lot.
4. On a corner lot, yards abutting both streets shall be considered as front yards and subject to full setback requirements.

SECTION 3: AMENDMENT “14.12 BUILDING CODE” of the Churchill County Code is hereby *amended* as follows:

AMENDMENT

14.12.030 Codes Adopted

With respect to all residential, commercial and industrial building, the current editions, as published through the Northern Nevada International Code Council Chapter Code Amendments, including all volumes, ~~together with any appendices thereto~~, of the following codes are adopted as the law of the county:

- A. International Building Code® (IBC);
- B. International Residential Code® (IRC);
- C. International Fire Code® (IFC);
- D. Uniform Mechanical Code® (UMC);
- E. Uniform Plumbing Code® (UPC);
- F. International Fuel Gas Code® (IFGC);
- G. International Energy Conservation Code® (IECC);
- H. National Electrical Code® (NEC);
- I. A117.1 Accessible and Useable Buildings and Facilities; and
- J. Northern Nevada Amendments to the International Codes.
- K. Northern Nevada Fire Code Amendments.

A copy of each of the foregoing codes, adopted pursuant to this section, shall be and they are provided, for all purposes public and private, as follows:

- A. One copy of each which is on file with the Churchill County building department.

14.12.040 Enforcement

~~While all codes referenced in section 14.12.030 of this chapter apply to the entire county, inspection services for enforcement, due to geographic limitations, shall be established by resolution dependent upon the availability of staff to perform inspections. The resolution shall, in addition to the inspection area, establish permit and inspection fees. The building official, upon notification, shall make the inspections set forth in the applicable sections of the adopted building codes.~~

SECTION 4: AMENDMENT “14.16.075 Placement Requirements For Manufactured Homes Not Affixed To A Lot Within A Mobile Home Park” of the Churchill County Code is hereby *amended* as follows:

AMENDMENT

14.16.075 Placement Requirements For Manufactured Homes Not Affixed To A Lot Within A Mobile Home Park

- D. A manufactured home placed within the I-1, I-2, and I-3 industrial land use district to replace an existing single-family dwelling must have been manufactured on or after January 1, 1985.

SECTION 5: AMENDMENT “16.08 ZONING AND LAND USE” of the Churchill County Code is hereby *amended* as follows:

AMENDMENT

16.08.050.4 General Administrative Procedures

- C. Notice of hearings and administrative applications.
2. Administrative Reviews. The Director shall issue notice of the filing of an application requiring a conditional zoning permit, ~~temporary use permit, minor variance, or administrative abandonment~~ to the applicant, and to all property owners of record, as shown on the latest equalized assessment rolls, within 300 feet of the exterior boundaries of the subject property, and to each tenant of a manufactured/mobile home park if that park is located within 300 feet of the property in question. Such written notice shall be mailed not less than ten days prior to the ~~public hearing~~ date of the administrative decision. At least 30 property owners nearest the subject site must be noticed; if there are not 30 property owners within 300 feet of the subject site then expand notification distance until 30 property owners are identified. The notice must contain a brief description of the application, the location of plans for review, manner in which comment may be provided, and a deadline for comment.
 3. Minor administrative reviews. The Director shall issue notice of the filing of an application for an accessory dwelling unit, second permanent dwelling, temporary use permit, or minor variance to the applicant, and to all property owners of record, as shown on the latest equalized assessment rolls, within 100 feet of the exterior boundaries of the subject property, and to each tenant of a manufactured/mobile

home park if that park is located within 100 feet of the property in question. Such written notice shall be mailed not less than ten days prior to the public hearing date. The notice must contain a brief description of the application, the location of plans for review, manner in which comment may be provided, and a deadline for comment.

16.08.080 Special Use Permits

B. Categories. There are ~~four~~ three categories of special use permit:

- ~~1. Home business. These applications include "home-based businesses" that cannot meet the conditions of a home business permit and are restricted regarding the permissible uses exceeding the impact of a home business permit. These applications include proposals with minimal change to the site and having minimal impacts. It includes "home-based businesses" that cannot meet certain conditions of a home business permit.~~
2. General. These applications will include and be similar to moderate projects requiring some outside research and consideration from other departments regarding possible impacts to the community such as minor aggregate operations.
3. Major. These applications will include all major projects where significant research and review of the application, conceptual plans, etc., must be completed by the planning staff and other county departments, and agents as assigned in order to determine the impacts to the environment, roads and/or community such as energy production and manufacturing.
- ~~4. Administrative special use permit. These applications are reviewed and permits are issued by the planning director (see subsection L of this section).~~

16.08.160 First Estate District (E-1)

~~The purpose of this district is to provide for low to medium density single-family development. Minimum lot size is one-half acre if water or sewer facilities are provided; one acre if facilities are not provided. In a planned unit development, provisions of subsection 16.12.040.3C2 of this title with regard to density apply. This zoning district is intended to provide for development of sites with water and sewer utilities. Refer to section 14.04.030 of this Code and section 16.16.020 of this title for additional regulations that might affect uses in this district. Specific land uses are listed in the land use table under section 16.08.250 of this article.~~

The purpose of this district is to provide for low to medium density single-family development while meeting the requirements for sewage and water services in the Master Plan and Title 13 of this code. Minimum lot size is one-half acre or larger as provided in Table 16.16.020.1. Properties with both community sewer and water services are suitable for rezoning to a higher density residential zoning district. In a planned unit development, provisions of subsection 16.12.040.3C2 of this title with regard to density apply. Refer to Section 14.04.030 of this Code and Section 16.16.020 of this title for additional regulations that might affect uses in this district. Specified land uses are listed in the land use table under section 16.08.250 of this article.

SECTION 6: AMENDMENT "16.12 DIVISION OF LAND" of the Churchill County Code is hereby *amended* as follows:

AMENDMENT

16.12.040.2 Parcel Maps; Map Of Division Into Large Parcels

The parcel map process in Churchill County is designed to provide an orderly mechanism to divide a parcel or parcels of land into four or less lots, parcels, site units or plots for the purpose of transfer or development.

B. Second or subsequent parcel map.

A. *When permitted.* Second and subsequent parceling shall only be permitted in the following circumstances:

- a. On land development where a tentative map has been approved by the county and at least one final map has been recorded prior to August 2003. This shall include developments where the master plan was approved and a tentative map for at least two phases of the development have had final maps recorded on them.
- b. Cluster developments.
- c. Agricultural or residential development where each parcel created is no less than five acres in area.
- d. For agricultural or residential development proposing any parcels of less than five (5) acres, a second or subsequent parcel map is only permitted if proposing four (4) or fewer parcels, and more than five (5) years have passed since the previous parcel map was recorded. Proposals not meeting this standard may be reviewed as a subdivision.

16.12.040.3 Planned Unit Developments

C. *General provisions*

2. *General development provisions.*

- d. Planned unit developments may be proposed in the E-1, R-1, R-2, R-3, C-1, C-2, ~~and I-1, I-2, and I-3~~ zoning districts provided that the type and intensity of the use is justified and offset with appropriate design elements and the following criteria are met:
 - (4) In the ~~I-1, I-2, and I-3~~ industrial zoning district industrial and commercial uses must be the predominant land use. Residential uses shall not exceed five percent of the gross project area. Within the residential area residential density may not exceed an overall density of four units an acre. The residential component must comply with all open space requirements and standards of a residential PUD.

SECTION 7: AMENDMENT “16.16 DEVELOPMENT STANDARDS” of the Churchill County Code is hereby *amended* as follows:

AMENDMENT

16.16.010.7 Streets And Storm Drains

B. *Street design standards.*

4. *Minimum access roads.*

- a. *Criteria.* The minimum access road is the absolute minimum in regard to road specifications for parceling purposes. Parcel splits not meeting the specific criteria for a minimum access road will be subject to road requirements currently specified

in this code. A variance cannot be granted from the specifications of a minimum access road. All of the following criteria must be met to qualify for a minimum access road:

- (1) Subject property to be divided must abut a publicly maintained road ~~and the minimum access road to be provided shall not exceed 750 feet in length.~~
 - (2) ~~Second and subsequent parceling maps must comply with road requirements specified in this Code and are not eligible for minimum access roads.~~ The minimum access road to be provided shall not exceed 750 feet in length.
 - (3) The property cannot be zoned for commercial or industrial use.
- b. *Minimum specifications.* Minimum specifications for a minimum access road:
- (1) Road shall have an unobstructed width of not less than 20 feet and the Fallon/Churchill fire marshal shall have the authority to require an increase in the width where determined inadequate for fire or rescue operations.
 - (2) Road shall be designed and maintained to support a minimum 35-ton load and shall be surfaced to provide year-round, all weather driving capability for emergency vehicles.
 - (3) Road shall be a dead end and ~~A~~an adequate approved turnaround per the International Fire Code, latest edition, or approved by the Fallon/Churchill fire marshal shall be provided.
 - (4) A minimum 30-foot unencumbered road easement to the last parcel created shall be provided if there is no potential for development of immediate or abutting properties.
 - (5) ~~A 60-foot unencumbered road easement through the last parcel shall be provided if~~ If there is potential for development of adjoining properties or properties in the immediate vicinity that utilize the existing road easements to the subject property, a separate road easement shall be provided to meet road standards in CCC 16.12.040.A, B, and C.
 - (6) Road shall not be named.
 - (7) Any upgrades required by the fire marshal shall initially be the responsibility of the party requesting the land division. All further upgrades, maintenance, and repairs shall be the responsibility of each landowner.
 - (8) All addresses must be permanently and clearly posted at the entrance to the minimum access road and at the entrance to each property.

16.16.015 Design Standards; Illustrations

A. Reference Churchill County Design Standards Manual for standard details.

LEGEND

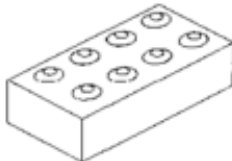
⑤ SIDEWALK, 4'-0" NORMAL

DETECTABLE WARNING PAVERS, SEE NOTE 9.

* ADDITIONAL DEPTH MAY BE REQUIRED UNDER DETECTABLE WARNING PAVERS FOR BEDDING PER MANUFACTURERS INSTALLATION GUIDELINES.

GENERAL NOTES:

1. GRATINGS OR SIMILAR ACCESSSES SHALL NOT BE LOCATED IN AREA AT THE BASE OF THE CURB RAMP OR LANDING AREA.
2. NO LIP SHALL BE PERMITTED AT THE CURB RAMP SLOPE TO GUTTER PAN.
3. A.C. PAVING SHALL BE FLUSH WITH THE EDGE OF THE GUTTER PAN IN THE AREA OF THE CURB RAMP, AND FEATHERED AT 12:1 IN LINE WITH THE SIDEWALK.
4. ROUGH BROOM TEXTURE ON CURB RAMPS AND WINGS. TEXTURE SHALL PROVIDE A VISUAL CONTRAST TO THE SIDEWALK.
5. CURB RAMP WINGS DO NOT HAVE TO BE WITHIN CROSS-SLOPE. HOWEVER, THE RAMP ITSELF HAS TO BE INSIDE CROSS-SLOPE.
6. ALL RAMPS SHALL BE 12:1 OR FLATTER.
7. ALL SLOPE RATES ARE RELATIVE TO LEVEL.
8. RAISE GUTTER FLOW LINE 2" MAX. WHEN REQUIRED TO PREVENT PONDING AT THE RAMP AND MAINTAIN POSITIVE DRAINAGE.
9. DETECTABLE WARNING SHALL BE CONSTRUCTED WITH CONCRETE PAVERS AND BEDDING PER MANUFACTURERS INSTALLATION GUIDELINES AND CONFORM TO ADAAG (4.29.1) "CONTRAST". DETECTABLE WARNING PAVERS AND REQUIRED BEDDING WILL BE PAID FOR AS THE APPROPRIATE SIDEWALK AND CURB RAMP BID ITEM.

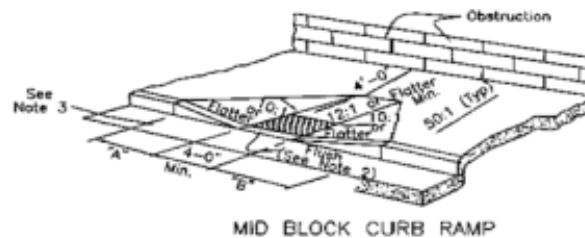
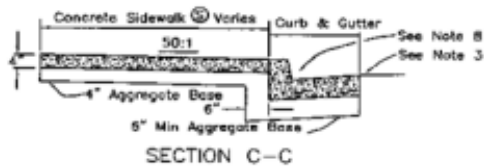
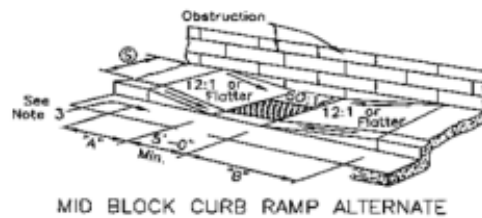
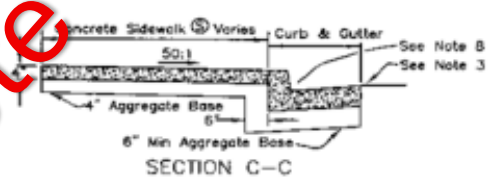
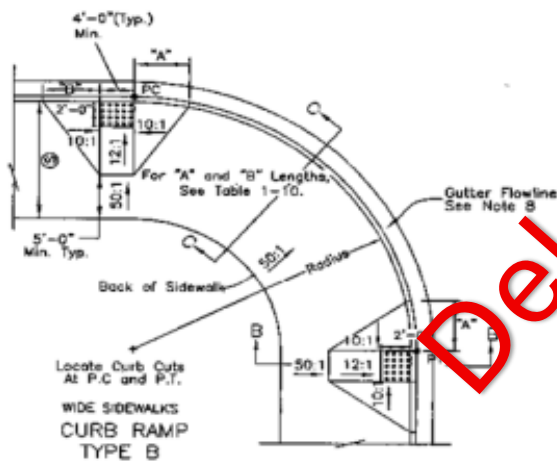
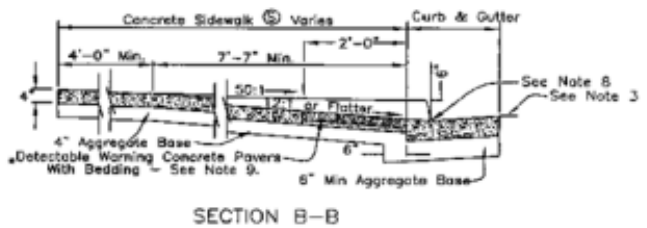
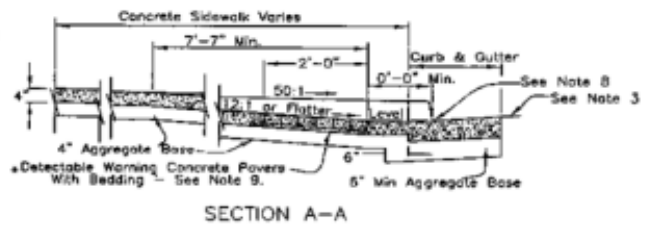
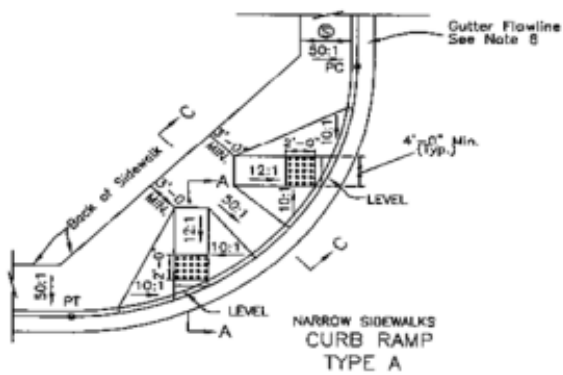


DETECTABLE WARNING PAVER
(Nominal 8" x 4")

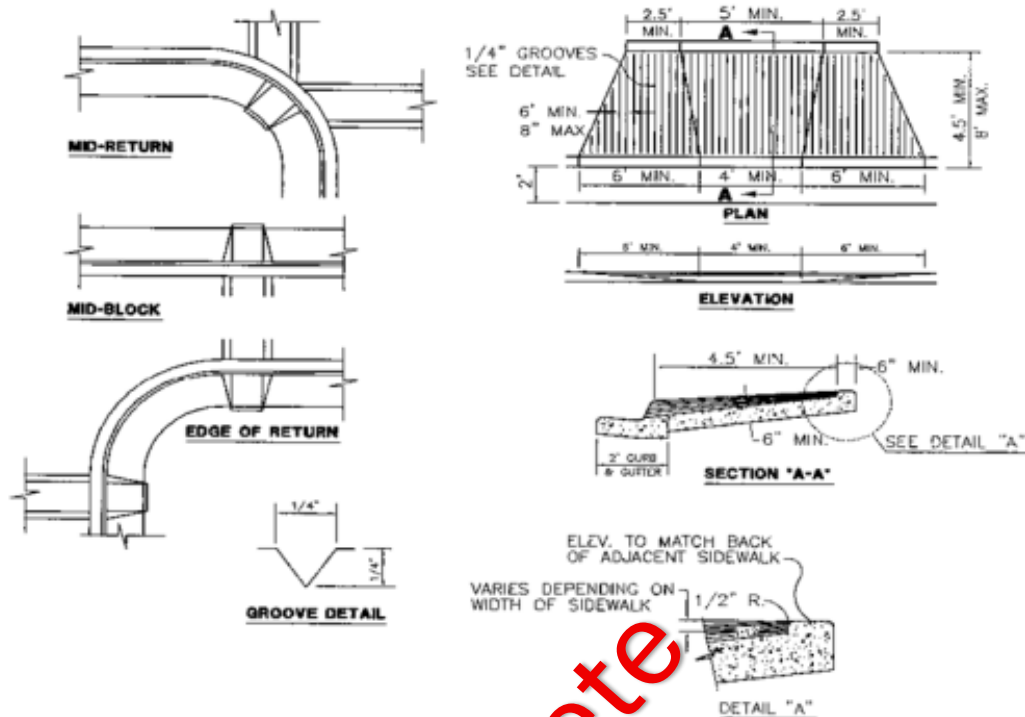
GRADE % "B" TO "A"	"A" MIN.	"B" MIN.
-6 TO -5.01	4'-0"	12'-6"
-5 TO -4.01	4'-0"	10'-0"
-4 TO -3.01	4'-0"	8'-6"
-3 TO -2.01	4'-0"	7'-6"
-2 TO -1.01	4'-6"	6'-6"
-1 TO 1	5'-6"	5'-6"
1.01 TO 2	6'-6"	4'-6"
2.01 TO 3	7'-6"	4'-0"
3.01 TO 4	8'-6"	4'-0"
4.01 TO 5	10'-0"	4'-0"
5.01 TO 6	12'-6"	4'-0"

TABLE 1-10

NO.	REVISION	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION
			SIDEWALK/CURB RAMPS GENERAL NOTES	CHURCHILL COUNTY
				DRAWING NO. S-005.0
				DATE: 06/2004
				PAGE:



NO.	REVISION	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION
			SIDEWALK/CURB RAMPS	CHURCHILL COUNTY
				DRAWING NO.
				S-004.0
				DATE: 06/2004
				PAGE:

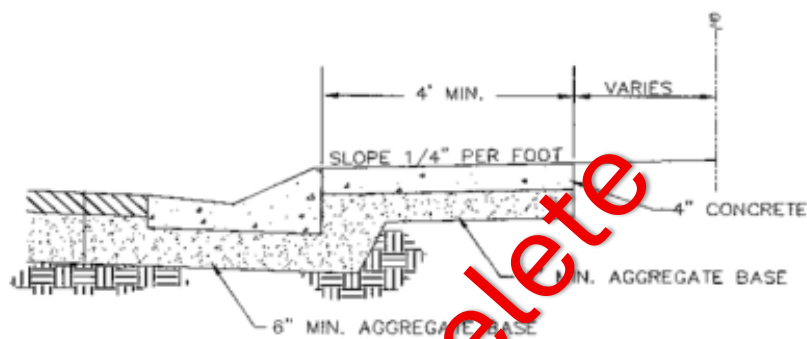
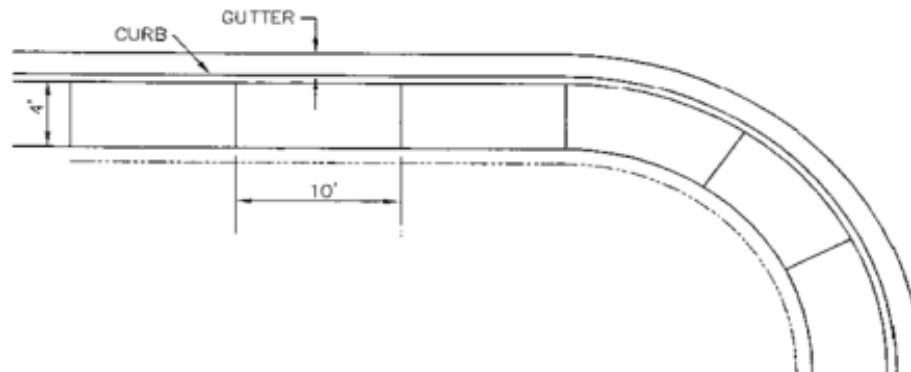


NOTES:

1. IF OBSTRUCTIONS SUCH AS INLETS, UTILITY POLES, FIRE HYDRANTS, ETC. ARE ENCOUNTERED, THE LOCATION AND DIMENSIONS MAY BE ADJUSTED UPON APPROVAL OF THE ENGINEER.
2. TEXTURE TO BE HEAVY BROOM FINISH TRANSVERSE TO AXIS OF RAMP.
3. THE MID-BLOCK RAMP SHOWN IN DETAIL SHALL BE CENTERED IN THE CROSSWALK, AND HAVE A MINIMUM CURB OPENING OF 6 FEET.
4. SLOPE TO MEET EXISTING CONDITIONS.
5. ALL RAMPS SHALL BE LOCATED WITHIN CROSSWALKS AREA.
6. ALL CONCRETE TO BE REMOVED TO SAW CUT OR EXPANSION JOINTS.
7. THE GUTTER PAN - SIDEWALK TRANSITION (SECTION A-A) WILL BE SMOOTH WITH NO LIP AT GUTTER FLOWLINE. THIS TRANSITION SECTION MAY BE A MONOLITHIC POUR.
8. SLOPE ON WINGS AT 1:12, SLOPE ON RAMP FROM FLOW LINE TO BACK OF WALK 1:12 WITH CURB ON BACKSIDE, IF NEEDED.
9. CURB DETAIL "A" USED ONLY WHERE AN ELEVATION DIFFERENCE IS PRESENT BETWEEN REAR EDGE OF WALK AND ADJACENT BACK EDGE OF WALK.

NO.	REVISION	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION
				CHURCHILL COUNTY
				DRAWING NO.
				S-003.0
				DATE:
				06/2004
				PAGE:

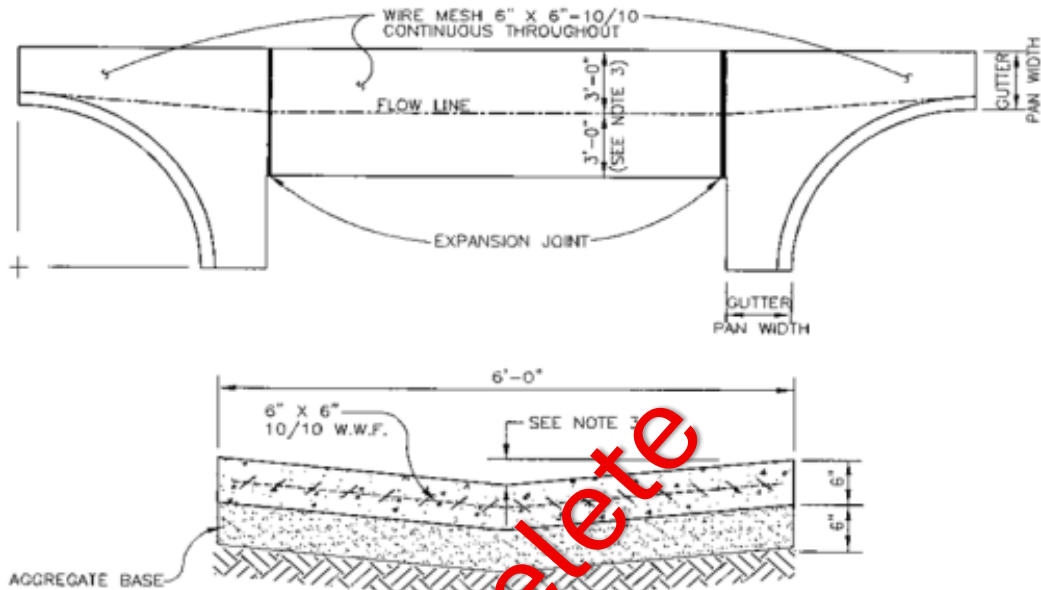
PEDESTRIAN RAMP FOR THE DISABLED



NOTE:

1. MIN. CURB RETURN RADIUS SHALL BE 20 FEET UNLESS OTHERWISE SPECIFIED.
2. (A) ALL CONCRETE CURB/GUTTER/VALLEY GUTTER SHALL HAVE WEAKENED PLANE JOINTS EVERY 10'.
(B) EXPANSION JOINTS 1/2" WIDE SHALL BE LOCATED IN CURBS AND GUTTERS @ EA. SIDE OF STRUCTURES, @ ENDS OF ALL CURB RETURNS, & ABUTTING HARDENED IN-PLACE CURB & GUTTER, EXCEPT THAT EXPANSION JOINTS SHALL NOT BE INSTALLED WITHIN 20' OF AN ISLAND NOSE. EXPANSION JOINTS SHALL BE 1/2" THICK, SHAPED TO THE CROSS-SECTION OF THE CURB AND GUTTER, & SHALL BE CONSTRUCTED @ RIGHT ANGLES TO THE CURB & GUTTER. JOINT FILLER MATERIAL SHALL CONFORM TO SECTION 202.10.
3. ALL AGGREGATE BASE SHALL BE TYPE 2, CLASS B.

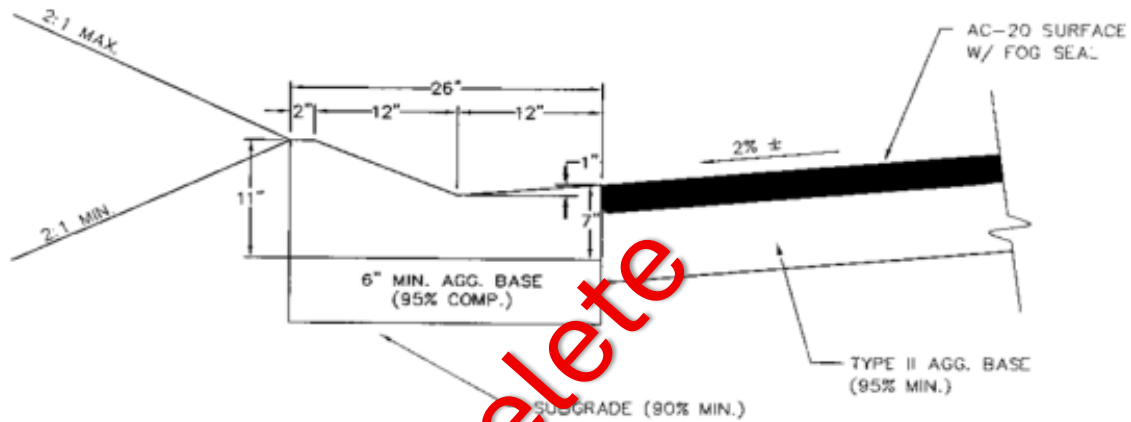
NO.	REVISION	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION
			TYPICAL SIDEWALK	CHURCHILL COUNTY
				DRAWING NO.
				S-015.0
				DATE:
				06/2004
				PAGE:



NOTES:

1. AGGREGATE BASE SHALL BE TYPE 2, CLASS B AND BE COMPACTED TO A MIN. 95% OF MAX. DENSITY.
2. PORTLAND CEMENT CONCRETE SHALL BE 4,000 PSI MIN. @ 28 DAYS, 6% $\pm$ 1.5% ENTRAINED AIR.
3. FLOW LINE VARIES TO MATCH GUTTER - 1 1/2" .

NO.	REVISION	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION
			P.C.C. VALLEY GUTTER	CHURCHILL COUNTY
				DRAWING NO.
				S-014.0
				DATE: 06/2004
				PAGE:



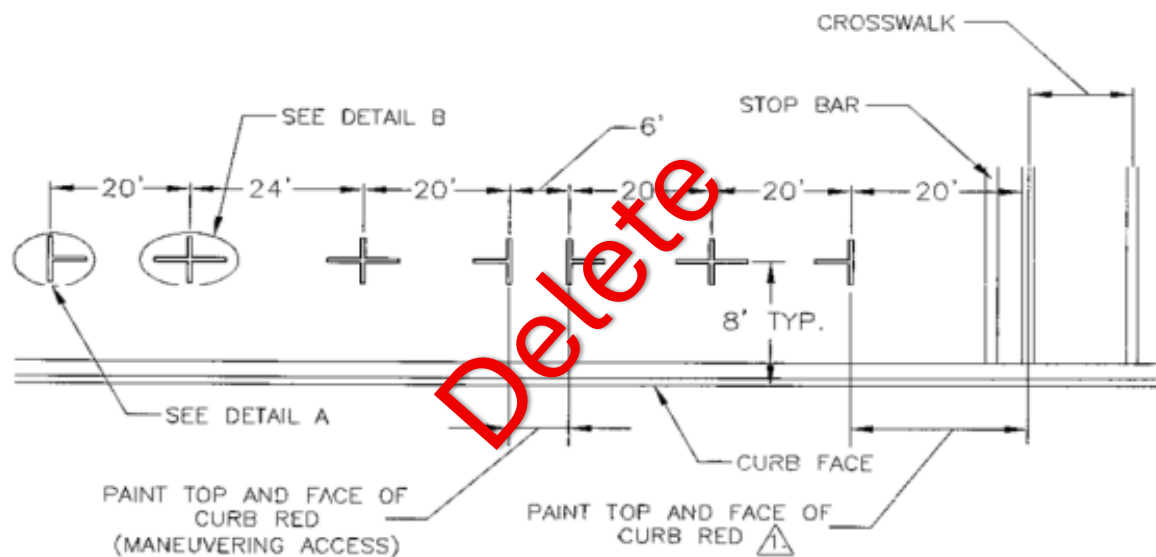
NOTES:

1. ALL P.C.C. CURB, GUTTER, AND SIDEWALK SHALL BE 4,000 PSI MIN. AT 28 DAYS.
2. ALL CONCRETE CURB, GUTTER, AND SIDEWALK SHALL HAVE 1/2" EXPANSION JOINTS EVERY 30' (UNLESS APPROVED OTHERWISE BY THE ENGINEER) AND AT ALL CURB RETURNS AND SHALL HAVE WEAKENED PLANE JOINTS EVERY 10 FEET.
3. AGGREGATE BASE MATERIAL SHALL CONFORM TO THE SPECIFICATIONS FOR TYPE 2 CLASS B AGGREGATE BASE AND BE COMP. TO A MIN. 95% MAX. DRY DENSITY.

NO.	REVISION	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION
			TYPE 2 P.C.C. CURB AND GUTTER	CHURCHILL COUNTY
				DRAWING NO.
				S-006.0
				DATE:
				06/2004
				PAGE:

DETAIL A

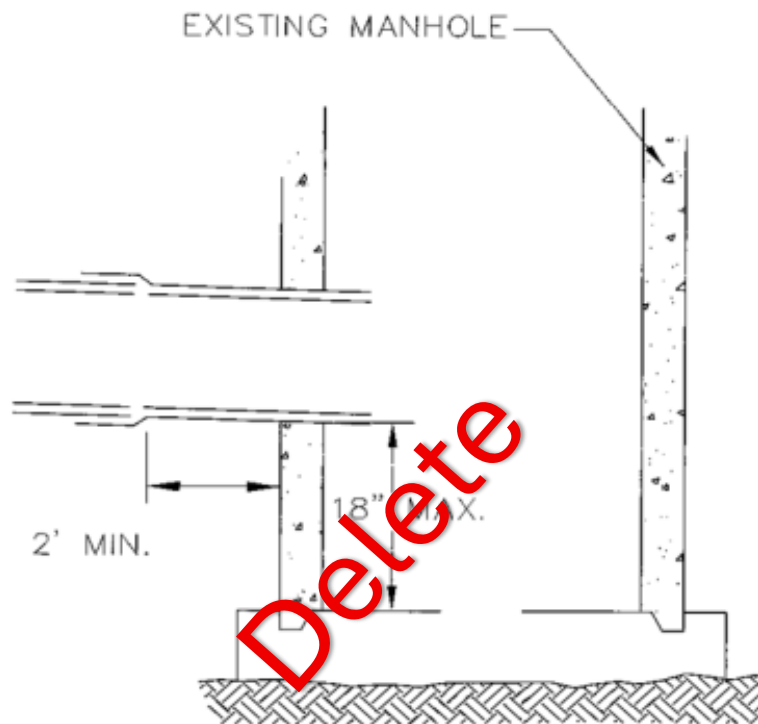
DETAIL B



NOTES.

1. NO PARKING WITHIN 20 FEET OF A CROSSWALK OR 15 FEET ON EITHER SIDE OF A FIRE HYDRANT
2. PARKING SPACE MARKINGS SHALL BE WHITE TRAFFIC PAINT. MATERIAL AND APPLICATION SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
3. PARKING SPACE MARKINGS SHALL BE SYMMETRICAL ABOUT AXES.

NO.	REVISION	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION	
			PARKING SPACE MARKINGS	CHURCHILL COUNTY	
				DRAWING NO.	
				S-013.0	
				DATE:	PAGE:
				06/2004	



NOTES:

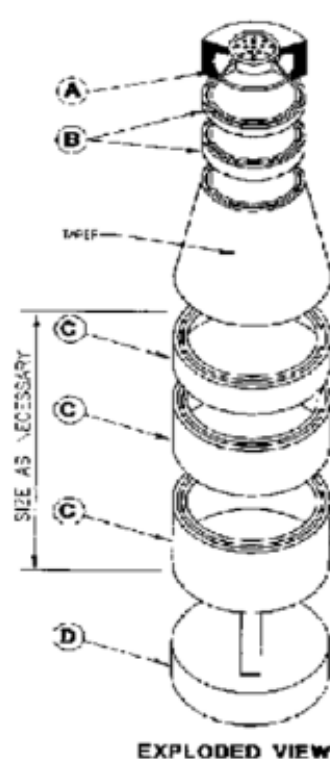
1. PROVIDE JOINT WITHIN 2' OF MANHOLE WALL AT EACH PIPE.
2. CORE HOLE IN SIDE OF MANHOLE 1" LARGER THAN OUTSIDE DIAMETER OF SEWER PIPE. SEAL ANULAR SPACE AROUND PENETRATION WITH NON-SHRINK GROUT OR APPROVED METHOD.

NO.	REVISION	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION
			SSMH TIE-IN	CHURCHILL COUNTY
				DRAWING NO.
				SS-005.0
				DATE: 06/2004
				PAGE:

MANHOLE GENERAL NOTES

1. Manhole materials and construction shall conform to the requirements of Section 204 "Manholes and Catch Basins" of the "Standard Specifications".
2. Concrete shall be Class AA or DA.
3. Reinforcing steel shall be as shown, wired tightly at all intersections and embedded at least one inch clear unless otherwise noted.
4. All manholes shall include Pinkerton #A-107 frame and cover assembly, or equal, with identification of storm drain or sewer clearly displayed on the cover.
5. Excavation and back fill shall be as specified for "Trench Excavation and Back fill" in section 305.00 of the "Standard Specifications".
6. Excavation shall be as nearly vertical as possible, (sheet and shore if soil conditions require), in existing street sections, alley sections and confined areas such as limited easements or adjacent to structures. Natural angle of repose will be allowed in all other areas.
7. Pre cast manhole sections, other than grade rings, shall be joined with flexible plastic gasket material such as "Ram-Nek" or equal as per manufacturer's recommendations.
8. Manhole design for pipe larger than 60" shall be submitted to the governing agency for approval.
9. Manhole design for depths exceeding 18 feet shall be submitted to the governing agency for approval.
10. Type and size of manhole to be constructed in a particular location shall be determined by the pipe size, alignment and grade as follows:
 - TYPE I
 - 48" size
 - a. All cases for pipe 18" and smaller.
 - b. 24" and smaller pipe on tangent line and grade.
 - 60" size
 - a. 27" through 36" pipe on tangent line and grade.
 - b. 21" through 27" pipe at angle points and changes in grade or pipe size.
 - TYPE I-A
 - Used in place of Type I as authorized by the governing agency.
 - TYPE I-B
 - Used in place of Type I only as authorized by the agency when cover above conduit is limited.
 - TYPE II
 - 48" size
 - 30" through 60" pipe on tangent line with a change in grade or pipe size.
 - TYPE III
 - Used in place of Type I when 2' or more drop is desired in sewer main.
 - TYPE IV
 - Tangent
 - 60" size
 - a. 39" through 60" pipe on tangent line and grade with no change in pipe size.
 - Angle Point
 - 60" size
 - a. 30" through 60" pipe at angle point in line.
11. Manhole minimum wall thickness shall be 5" when steps are required.

NO.	REVISION	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION
			MANHOLE GENERAL NOTES	CHURCHILL COUNTY
				DRAWING NO.
				SS-004.0
				DATE:
				06/2004
				PAGE:

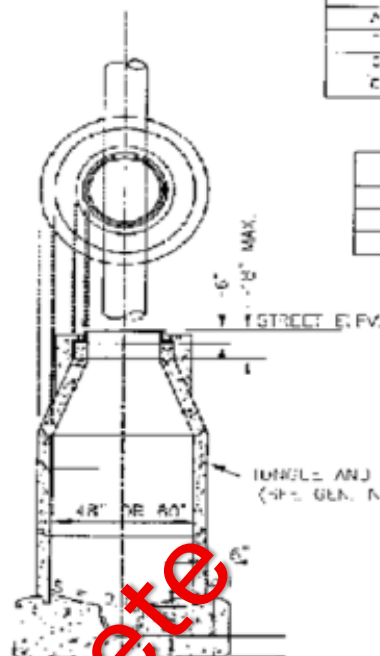


EXPLODED VIEW

PRE-CAST MANHOLE COMPONENTS
SHALL CONFORM TO ASTM C-478

SYM.	ITEM
A	RING & COVER
B	BASE
C	PRE-CAST MANHOLE SECTION
D	BASE

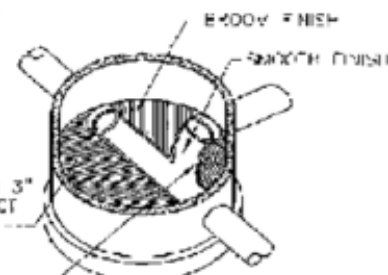
TAPER HEIGHT	
30"	24" MIN.
45"	24" MIN.
60"	48" MIN.



TYPICAL PRE-CAST CONCRETE MANHOLE
WITH CONCENTRIC TAPER

PIPES SHALL NOT PROTRUDE MORE THAN 3"
INSIDE OF MANHOLE SECTION. CONSTRUCT
WATER TIGHT CONNECTION TO MANHOLE.

FORM SMOOTH CURVE IN MANHOLE BASE
FOR INTERSECTING SEWER.

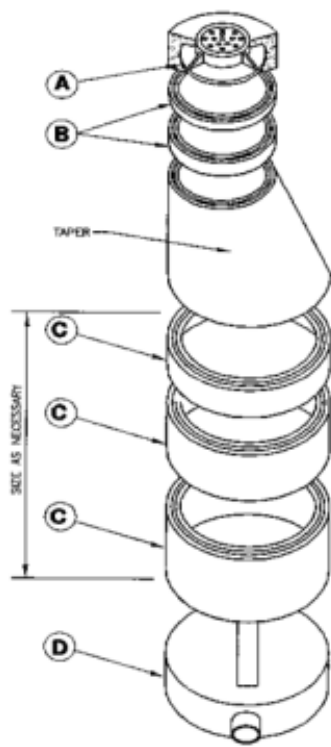


ISOMETRIC VIEW

NOTES:

1. MANHOLE SECTION LENGTHS ARRANGED TO FIT ULPH
2. PRE-CAST BASE MAY BE USED IF APPROVED BY GOVERNING AGENCY

NO.	REVISION	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION
			TYPE I MANHOLE	CHURCHILL COUNTY
				DRAWING NO.
				SS-001.0
				DATE: 06/2004
				PAGE:

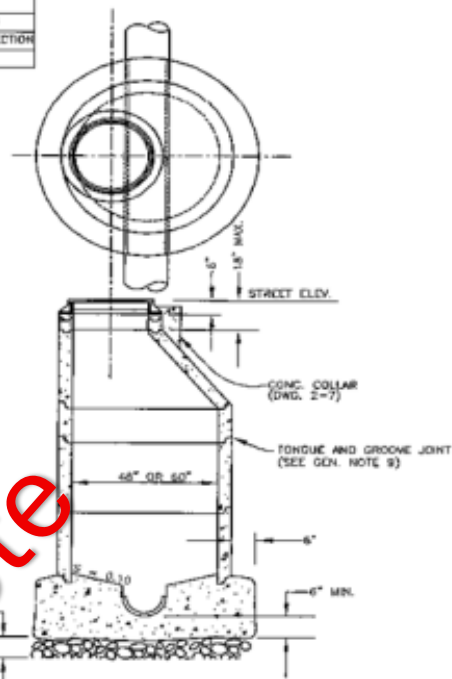


EXPLODED VIEW

TYPICAL PRE-CAST CONCRETE MANHOLE
WITH ECCENTRIC TAPER

SYM.	ITEM
A	RING & COVER
B	GRADE ADJUSTING RING
C	PRE-CAST MANHOLE SECTION
D	BASE

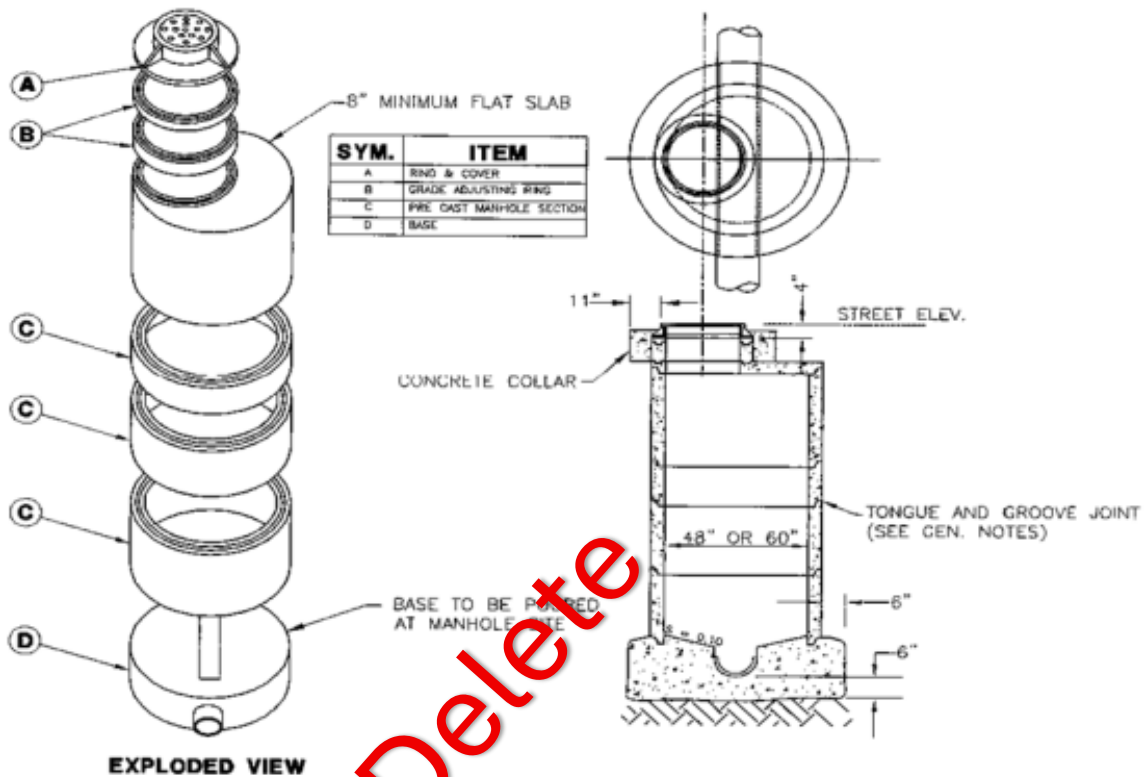
PRE-CAST MANHOLE COMPONENTS
SHALL CONFORM TO ASTM C-478



NOTES:

1. MANHOLE SECTION LENGTHS ARRANGED TO FIT DEPTH.
2. PRE-CAST BASE MAY BE USED IF APPROVED BY GOVERNING AGENCY.

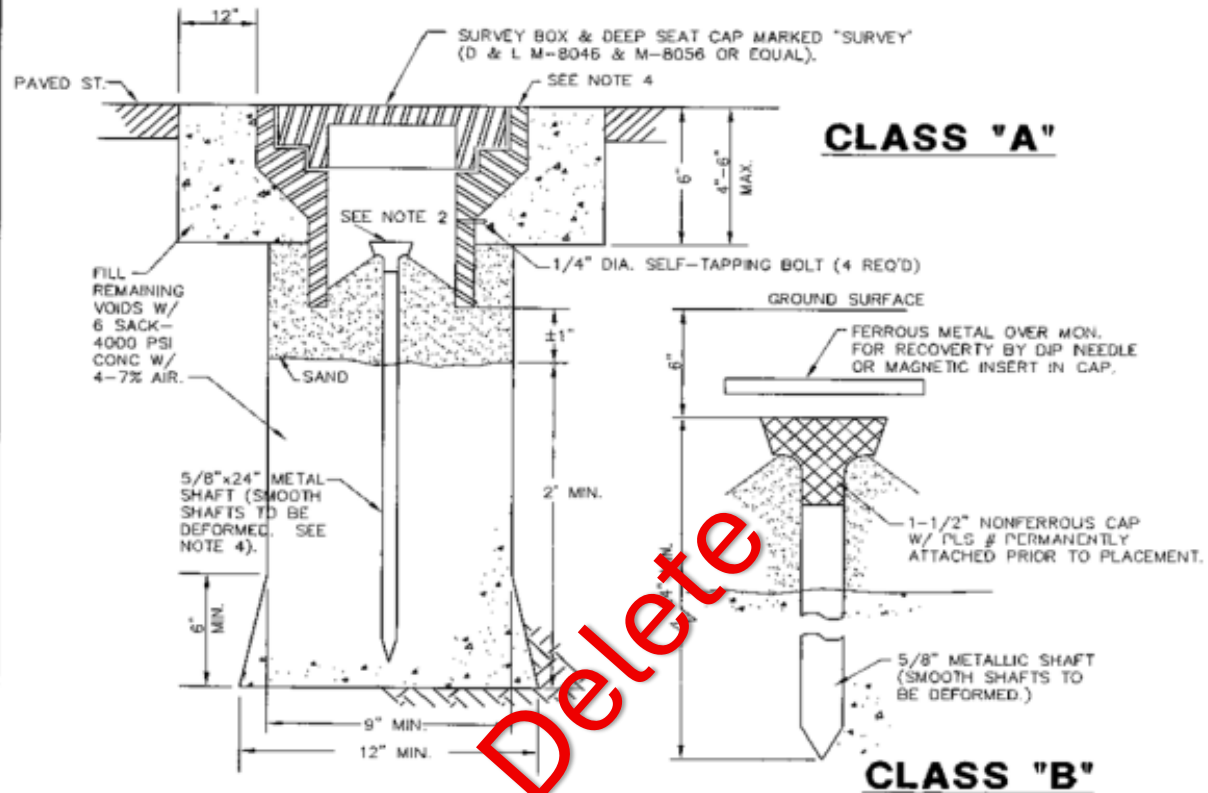
NO.	REVISION	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION
			TYPE I-A MANHOLE	CHURCHILL COUNTY
				DRAWING NO.
				SS-002.0
				DATE: 06/2004
				PAGE:



NOTES:

1. MANHOLE SECTION LENGTHS ARRANGED TO FIT DEPTH.
2. PRE CAST BASE MAY BE USED IF APPROVED BY GOVERNING AGENCY.

NO.	REVISION	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION
			TYPE I-B MANHOLE	CHURCHILL COUNTY
				DRAWING NO.
				SS-003.0
				DATE: 06/2004
				PAGE:



NOTES:

1. BRONZE SURVEY MARKER (SERVCO #286 OR EQUAL) MAY BE SUBSTITUTED FOR THE 5/8" SHAFT & CAP.
2. 1 1/2" (MIN.) NONFERROUS CAP W/ PLS # PERMANENTLY ATTACHED PRIOR TO PLACEMENT.
3. SUPPORT BOX ON (2) 2x4 REDWOOD BLOCKS AND PROVIDE 1" SAND BED.
4. PRE PUNCHED CAPS SHALL NOT BE PERMITTED.
5. MONUMENT(S) SHALL BE SET BY CONTRACTOR.
6. PLACE MONUMENTS # ALL BC'S, EC'S, PRC'S, PCC'S, AND INTERSECTIONS ON STREET C.
7. CONCRETE COLLAR SHALL BE FLUSH WITH ADJACENT PAVEMENT (+0" TO -0.2")
8. CONSTRUCT AFTER PAVING IS COMPLETE.
9. CONCRETE SHALL MEET ORANGE BOOK REQUIREMENTS FOR FREEZE AND THAW ENVIRONMENTS.

NO.	REVISION	DATE	STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION	SECTION
			SURVEY MONUMENT DETAIL	CHURCHILL COUNTY
				DRAWING NO. S-009.0
				DATE: 06/2004
				PAGE:

16.16.020.1 Intensity And Dimension Standards

SITE DEVELOPMENT STANDARDS

Zoning District									
	Area And Density		Site Dimension Standards				Minimum Setbacks (Ft.)		
	Minimum Parcel Area *	Maximum Residential Density ¹	Minimum Lot Width (Ft.)	Minimum Average Lot Width (Ft.)	Minimum Distance Between Dwellings (Ft.)	Maximum Height (Ft.) ⁻¹⁴	Front ^{7,8,10}	Side ^{**8}	Rear ^{**8}
A-5 ^{6, 4}	5 acres	1 per 5 acres	150	200	60	35	30	25	40
A-10 ^{6, 4}	10 acres	1 per 10 acres	200	300	60	35	30 ⁵	30 ⁵	40 ⁵
E-1 ^{***}	1 ¹ / ₂ acre ⁹	2 per acre ⁹	60/30 ³	100/80 ²	20	35	30	10	20
R-1 ^{***}	7,000 sq. ft. ⁹	5 per acre	60/30 ³	n/a 100/80²	10	35	20	6	20
	Corner lots 7,500 sq. ft. ⁹	5 per acre	75	n/a	10	35	20	6	20
R-2 ^{***}	5,000 sq. ft. ⁹	10 per acre	50/30 ³	n/a 60/80²	10	35	20	5	20
R-3 ^{***}	8,000 sq. ft. ⁹	16 per acre	50	60	20	35	20	20	20
RR-20	20 acres	1 per 20 acres	500	600	60	35	30	30	40
C-1 ^{***}	1 acre ^{9,14}	n/a - except for PUDs	80/30 ³	100	n/a	35	30 ¹²	n/a	10/20 ¹¹
C-2 ^{***}	1 acre ^{9,14}	n/a - except for PUDs	80/30 ³	100	n/a	45	30 ¹²	n/a	20

I***	1 acre¹⁴	n/a - except for PUDs	80	100	n/a	65	40	20¹³	30
<u>I-1***</u>	<u>1 acre⁹</u>	<u>n/a - except for PUDs</u>	<u>80</u>	<u>100</u>	<u>n/a</u>	<u>65</u>	<u>40</u>	<u>20¹³</u>	<u>30</u>
<u>I-2***</u>	<u>1 acre⁹</u>	<u>n/a - except for PUDs</u>	<u>80</u>	<u>100</u>	<u>n/a</u>	<u>65</u>	<u>40</u>	<u>20¹³</u>	<u>30</u>
<u>I-3***</u>	<u>1 acre⁹</u>	<u>n/a - except for PUDs</u>	<u>80</u>	<u>100</u>	<u>n/a</u>	<u>65</u>	<u>40</u>	<u>20¹³</u>	<u>30</u>

Notes:

*For nonPUD land divisions, the area of road easement or right-of-way may contribute to meeting the minimum parcel area requirement for parcels of one acre or more, and shall be excluded for parcels of less than one acre.

** A detached accessory building may occupy not more than 1/2 of the total area of a rear yard. No such accessory building shall be nearer than five feet to the rear and side of the property line nor closer to main buildings on the same or adjacent lots.

*** Lot size, density, and dimensional standards for planned unit developments will be established during approval of the project; and where not established shall be determined by the building official and Director at the time of issuance of a building permit.

¹ To determine whether various residential structures are allowed in a zone, refer to the use table in CCC 16.08.250. The maximum residential density for single family dwellings on existing parcels is one per parcel except as allowed elsewhere in this title, such as for accessory dwellings and second permanent dwellings. The maximum residential density for multifamily dwellings and the creation of new parcels for single family residential development is as stated in the table.

² Minimum average width for those lands with frontages abutting a cul-de-sac, 90-degree knuckle, or 90-degree bend.

³ Minimum frontage width for those lands with frontages abutting a cul-de-sac, knuckle, or 90-degree bend.

⁴ Except when the lots are created as part of a cluster development, then the minimum parcel area and maximum residential density shall be in conformance with CCC 16.12.040.4 as an allowed exception to the master plan policies for public services and facilities and section 13.02.010.

⁵ Setbacks for lots within the Hazen or Stillwater town sites shall conform where possible to the following:

Front minimum setback = 30 feet

Side minimum setback = 10 feet

Rear minimum setback = 20 feet

⁶ Lots created as part of a cluster development shall use the site dimension standards and minimum setbacks standards established for the E-1 zoning district.

⁷ Setback is from any road easement; where corner lots shall have 2 front yards.

⁸ Setbacks for detached accessory dwelling unit shall be the same as those for a primary dwelling unit.

- 9 ~~Minimum lot size is one-half acre if water or sewer facilities are provided; one acre if facilities are not provided.~~

Minimum lot size shall be as stated in this table only if both community sewer and water services are provided. If both services are not provided, the minimum lot size shall be as follows:

- a. One-half acre if either community sewer service is provided, or community water service is provided along with dry-line sewer facilities and a recorded waiver of protest to the formation of, and participation in a sewer financing mechanism and subsequent connection to future sewer services;
 - b. Two-acres if community sewer or water facilities are not provided, but the director determines that the site qualifies for the infill exception under the Master Plan and Title 13.
 - c. 5-acres if neither (A) or (B) above apply.
- 10 An additional setback of 30 feet more than the listed distance is required along all state and county-maintained roads with speed limits greater than 25 miles per hour, unless the lot is less than 1.5 acres in size.
- 11 This setback applies when the property abuts a residentially zoned or residentially used parcel.
- 12 Ten feet of this setback that is adjacent to the street will be dedicated to landscaping.
- 13 Twenty feet or a width equal to the height of the structure, whichever is greater.
- 14 ~~If community sewer and water services are extended to the property, the minimum parcel area is 5,000 square feet.~~ Height limits shall not apply to church spires, silos, belfries, cupolas, domes, chimneys, flues, flagpoles, water towers, radio towers, and the like except where they may be deemed a hazard.

16.16.020.6 Advertising Signs

B. Signs as defined in subsection A of this section shall comply with the following requirements:

2. *Computations.* The following principles shall control the computation of sign area:
 - g. *Size requirements per zoning district.*
 - (3) C-1, C-2, west of Sheckler cutoff and Roberson to Lyon County, ~~and I-1, 1-2,~~ and I-3 zoning districts:

16.16.020.8 Other Development Standards For Specific Land Uses

A. *Accessory dwelling unit.* "Accessory dwelling unit" refers to a structure on the same parcel of land as the primary dwelling unit and may be attached or detached from other structures. Typical uses include, but not limited to, housing for guests, extended family housing and caretakers' quarters. An accessory dwelling unit is not intended as a second permanent dwelling unit. An accessory dwelling unit shall comply with the following conditions:

1. ~~An administrative special use~~ A conditional zoning permit approved by the planning director must be acquired.
2. An accessory dwelling unit shall not exceed 1,000 square feet in total habitable area.
3. Only one accessory dwelling unit is permitted per parcel.
4. If manufactured housing or a modular home is being used for the accessory dwelling unit, it must be a new unit that has never been lived in.
5. A landowner may live in an accessory dwelling unit while the main residence is being constructed if the building permit has been issued and all applicable fees and

dedications have been completed for the main residence; or a landowner may live in an accessory dwelling unit prior to application for the building permit for the main residence if all the fees and dedications are completed at the time the building permit for the accessory dwelling unit is issued. A landowner may change the designation of a single-family residence from primary dwelling to accessory dwelling unit if the building meets the accessory dwelling unit criteria and the landowner subsequently builds another single-family residence as the primary dwelling. Impact fees and dedications are not applicable to the new single-family residence if these were paid for the single-family residence that is being redesignated. The landowner must apply for an administrative special use permit for approval of this redesignation.

6. Kitchen facilities may be installed. A minimum of one bathroom per accessory dwelling unit must be installed.
7. Permission to rent an accessory dwelling unit requires the unit to meet all listed requirements and the owner of the property must live on the parcel. Parcels with accessory dwelling units in which the property owner does not live on the parcel are prohibited from being rented separately from the main dwelling, and a deed restriction stating the accessory dwelling unit shall not be let, leased or rented separately from the primary dwelling unit will be recorded as part of the approval, except as provided under this section.
8. The owner of an accessory dwelling unit is not required to comply with the water right dedication ordinance or pay impact fees. A meter shall be installed on the water well per NRS § 534.180(4).
9. The accessory dwelling unit must use the same property address as the primary dwelling unit.
10. An accessory dwelling unit may be permitted in any residential land use district or on any parcel where a legal existing permanent dwelling exists. The construction of an accessory dwelling unit must comply with dwelling setbacks, easements, and all other land use regulations for the land use district. Such construction shall also be subject to enforcement of any protective covenants, conditions and restrictions relating to the subject property, by any person having legal standing to do so.
11. A site plan shall be submitted with the ~~administrative special use~~ conditional zoning permit application indicating the following:
 - a. Location of primary residential structure with setback distance, distance to accessory dwelling unit and other accessory structures, and easements.
 - b. Location of all public and private utilities and/or well and septic tank/leach field.
 - c. Access to primary residential structure and accessory dwelling unit.
 - d. Zoning, size of lot, assessor's parcel number, north arrow, scale, location of other outbuildings.

H *Second Permanent dwelling.* There may be one or more permanent single-family dwellings on any lot or parcel; provided there is not less than the required minimum acreage for each dwelling and that such dwellings are not less than 40 feet apart. The applicant shall provide a drawing to scale of the property indicating locations of existing houses, wells, and septic tanks, improvements, setbacks, access, and location of the proposed dwelling with the

~~administrative special use~~ conditional zoning permit application. Adequate information must be provided to indicate how the parcel could be divided in the future. Each additional residence is subject to impact fees as provided in this Code.

SECTION 8: AMENDMENT “16.24.010 Definitions Generally” of the Churchill County Code is hereby *amended* as follows:

AMENDMENT

16.24.010 Definitions Generally

~~*Accessory dwelling unit.* Detached or attached living quarters of a permanent construction that may contain kitchen or cooking facilities, clearly subordinate and incidental to the use of the main building on the same parcel for use of the residents of the single-family dwelling. Accessory dwelling units may be rented only if the property owner lives on the parcel. However, if the owner does not inhabit the parcel, they cannot let, lease or rent the unit separately from the main residence, but must exclusively use it for nonpaying guests.~~

Accessory dwelling unit. Detached or attached living quarters of a permanent construction that is clearly subordinate and incidental to the use of the main building on the same parcel for use of the residents of the single-family dwelling. The accessory dwelling unit shall not exceed 1,000 square feet measured from the outside walls, a minimum of one (1) bathroom must be installed, configured to be used as a living space, and a kitchen, with or without a permanent means of cooking, may be installed.

Conditional Zoning permit. A Conditional Zoning Permit is a specific discretionary approval to establish a use that is considered compatible with other uses allowed in the zoning district when developed under certain specific conditions and in compliance with the standards adopted in this Title. An individual review of location, design and configuration of the proposed use is required to ensure negative impacts of the use are mitigated and the use remains compliant with surrounding uses and the community. There are three categories of a Conditional Zoning Permit:

- A. *Minor.* These applications include proposals with minimal change to the site and having minimal impacts.
- B. *General.* These applications involve projects using normal development practices and requiring minimal outside research and consideration from other departments regarding possible impacts to the community.
- C. *Major.* These applications include major projects where significant research and review of the application, conceptual plans, etc. must be completed by the planning staff and other county departments, and agents as assigned in order to determine the impacts of the environment, roads, and/or community such as energy production and manufacturing.

~~*Special use permit.* A specific discretionary approval for a use that has been determined to have unique circumstances, be more intense or to have a potentially greater impact than a permitted use within the same zoning district. There are four categories of special use permit: Generally. A~~

special use permit is a specific discretionary approval to establish a use that is generally compatible with other land uses allowed in a given zoning district but may not be compatible in all situations, with individual review of location, design and configuration to ensure appropriateness of the use. All privileges granted pursuant to a special use permit shall be exercised within 365 days of granting the special use permit unless otherwise provided; failure to exercise within 365 days will terminate said special use permit. Any expansion in use shall require a new application for a special use permit. The procedure for an expansion of use shall be the same as set forth for a special use permit. Any conditions attached to the special use permit by the commission must be upheld and continued as long as the special use permit remains active. Failure to comply with any of the conditions may result in termination of the special use permit. There are three categories of a special use permit:

- A. ~~Home business. These applications will include "home-based businesses" that cannot meet the conditions of a home business permit and are restricted regarding the permissible uses exceeding the impact of a home business permit.~~ Minor. These applications include proposals with minimal change to the site and having minimal impacts. It includes "home-based businesses" that cannot meet certain conditions of a home business permit.
- B. *General.* These applications will include and be similar to moderate projects requiring some outside research and consideration from other departments regarding possible impacts to the community such as minor aggregate operations.
- C. *Major.* These applications will include all major projects where significant research and review of the application, conceptual plans, etc., must be completed by the planning staff and other county departments, and agents as assigned in order to determine the impacts to the environment, roads and/or community such as energy production and manufacturing.
- D. ~~Administrative special use permit. These applications are reviewed and permits are issued by the planning director (see subsection 16.08.080L of this title).~~

PASSED AND ADOPTED BY THE CHURCHILL COUNTY BOARD OF COUNTY COMMISSIONERS ON THIS _____ DAY OF _____, 20__.

	AYE	NAY	ABSENT	ABSTAIN
Myles Getto	_____	_____	_____	_____
Eric Blakey	_____	_____	_____	_____
Matt Hyde	_____	_____	_____	_____
Presiding Officer			Attest	

Myles Getto, Chairman,
Churchill County

Clerk, Churchill County

PLEASE PRINT YOUR NAME AND CONTACT INFO

[illegible]