



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

270 S. Maine Street, Suite A

Fallon, Nevada 89406

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

AGENDA

PLEASE POST

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

DATE & TIME: May 13, 2026 at 6:00 PM

TYPE OF MEETING: Regularly Scheduled Planning Commission Meeting

Live Webcasting:

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

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

Notes:

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

AGENDA:

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

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

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

A April 8, 2026 Public Hearing

7. Old Business

A Consideration and possible action re: Review of a special use permit, SUP1086, previously granted to Clayton & Joleen Bryant of Dead Eye Dirtworks on May 8, 2024 for a home-based business with outdoor storage of equipment. The permit is subject to annual review by the Planning Commission to determine if the scale of the operation is still appropriate for a home-based business.

B Consideration and possible action re: Review of a special use permit, SUP25-12, previously granted to Gerred Laake of ARCO National on May 14, 2025 for the addition of a warehouse at the rail based services facility. The property is located at 17127 Inland Port Drive, Assessor's Parcel Number 009-251-96 (new APN after parcel map), in the I-2 zoning district. A condition for approval was annual review of the permit to ensure that the conditions had been met until the Planning Commission deems it no longer necessary.

8. New Business:

A. Consideration and possible action re: A home business special use permit application, SUP26-7, filed by Nora Tucker, for a home-based business. The property is located at 2966 Indian Lakes Road, Assessor's Parcel Number 007-391-67, in the A-10 zoning district. The applicant proposes selling baked goods, eggs, and crafted items from a kiosk on the property.

B. Consideration and possible action re: A variance application, VAR26-4, filed by Mark and Lisa Solinski. The properties are located at 2824 and 2862 Hanifan Way, Assessor's Parcel Numbers 006-741-78 and 006-741-79, in the A-5 zoning district. The applicant proposes to submit a boundary line adjustment map for two pre-existing nonconforming parcels that would not result in any additional parcels or increase in density.

C. Consideration and possible action re: A minor special use permit application, SUP26-8, filed by Ramon & Teresa Herrera of H & R Trucking. The property is located at 7325 Reno Highway, Assessor's Parcel Number 007-251-73, in the C-2 zoning district. The applicant proposes a fleet vehicle parking operation at this location.

D. Consideration and possible action re: A zone change application, ZC26-1, filed by Standard Energy Advisory LLC for Basin and Range Investments LLC. The properties are located south of Interstate 80, Assessor's Parcel Numbers 004-051-19, 004-051-29, 004-051-31, 004-051-33, 003-651-01, and 003-671-03, in the RR-20 zoning district. The applicant proposes to change the zoning from RR-20 to I-3.

9. Consent Agenda:

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

A. Consideration and possible action re: Termination of a special use permit, SUP681, previously granted to Laurel Lattin on August 9, 2006. During a review of special use permits that were migrated to the new online platform it was discovered that the business

license account related to this permit was terminated on 6/30/2012, and therefore, this permit is no longer needed and should be terminated.

- B. Consideration and possible action re: Termination of a special use permit, SUP784, previously granted to Kathryn & Kelsey Gonzalez of Ironwoods Corp., Ltd, on July 9, 2009. During a review of special use permits that were migrated to the new online platform it was discovered that the business license account related to this permit was terminated on 8/19/2010, and therefore, this permit is no longer needed and should be terminated.
- C. Consideration and possible action re: Termination of a special use permit, SUP917, previously granted to Laura Howard on February 14, 2018. During a review of special use permits that were migrated to the new online platform it was discovered that the business license account related to this permit was terminated on 7/13/2022, and therefore, this permit is no longer needed and should be terminated.
- D. Consideration and possible action re: Termination of a special use permit, SUP856, previously granted to Amy Lords on March 12, 2014. During a review of special use permits that were migrated to the new online platform it was discovered that the business license account related to this permit was terminated on 4/7/2020, and therefore, this permit is no longer needed and should be terminated.
- E. Consideration and possible action re: Termination of a special use permit, SUP741, previously granted to Darrel & Cari Norcutt on March 12, 2008. During a review of special use permits that were migrated to the new online platform it was discovered that the business license account related to this permit was terminated on 4/6/2009, and therefore, this permit is no longer needed and should be terminated.
- F. Consideration and possible action re: Termination of a special use permit, SUP754, previously granted to Bruce Thom on July 9, 2008. During a review of special use permits that were migrated to the new online platform it was discovered that the business license account related to this permit was terminated on 1/8/2021, and therefore, this permit is no longer needed and should be terminated.

10.Consider Future Agenda Items

11.Commissioner Reports and Updates

12.Public Comment

13.Adjournment

14.Appendix

Supporting Documentation

15. Affidavit of Posting:

STATE OF NEVADA)
 : ss.
County of Churchill)

*I, **Diane Moyle, Administrative Assistant**, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the **7th day of May 2026**, between the hours of **8:30 a.m. and 5:00 p.m.**, at the following locations in Churchill County, Nevada:*

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



Diane Moyle, Administrative Assistant

Diane Moyle, Administrative Assistant, who was subscribed and sworn to before me this **7th day of May 2026**.



Tara Adams, Deputy Clerk of the Board

Endnotes:

Disclosures:

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

Accommodations/Nondiscrimination:

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

complete the USDA Program Discrimination Complaint Form, AD-3027, found online at: http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the Complaint Form, call (866)632-9992. Submit your completed form or letter to USDA by:

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

Procedures:

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

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

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

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