

MINUTES OF THE CHURCHILL COUNTY PLANNING COMMISSION

155 N. Taylor St., Fallon, NV 89406

May 13, 2026

1. Call to Order:

The regular meeting of the Planning Commission was called to order at 6:00 PM on May 13, 2026.

PRESENT: Chair, Tami Edgmon, Planning Commissioner
Vice Chair, Jeff Goings, Planning Commissioner
Mark Hyde, Planning Commissioner
Victor Ansotegui, Planning Commissioner
Dennis Mills, Planning Commissioner
ABSENT: Scott Nelson, Planning Commissioner
Joseph Frey, Planning Commissioner
STAFF: Dean Patterson, Senior Planner
Dan Cahalane, Senior Planner
Carina Nolasco, Associate Planner
Wade Carner, Deputy District Attorney-Civil
Diane Moyle, Administrative Assistant

2. Pledge of Allegiance:

The Pledge of Allegiance was recited by the board 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 7th day of May 2026, between the hours of 8:30 a.m. and 5:00 p.m., in accordance with NRS 241.

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

Diane Moyle verified that all landowners were notified for the applications as required by NRS and Churchill County Code.

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

A. April 8, 2026 Public Hearing

**Commissioner Hyde moved to approve the April 8, 2026 Minutes as submitted.
Commissioner Ansotegui seconded the motion, and the motion passed unanimously (5-0).**

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.

Dan Cahalane, Senior Planner, stated that the applicant has submitted a special use permit application for a commercial location where he plans to move his construction contractor business

and equipment storage. It is recommended to keep this home business special use permit in place until the other special use permit has been approved, and then the home business special use permit can be terminated.

Vice Chair Goings moved to terminate the home business special use permit after the special use permit has been approved for the commercial location. Commissioner Hyde seconded the motion, and the motion passed unanimously (5-0).

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.

Dean Patterson, Senior Planner, stated that the applicant provided a summary of the project that is in process, and the commissioners were given a copy of that at this meeting. He went over several items that have been completed, as well as items that are still under construction. He recommended requiring another review in one year.

Commissioner Hyde moved to require another annual review in one year. Commissioner Ansotegui seconded the motion, and the motion passed unanimously (5-0).

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.

Larry and Nora Tucker, 2966 Indian Lakes Road, were available to speak regarding the application.

Dan Cahalane, Senior Planner, said that the applicant is requesting to establish a home-based business selling baked goods, eggs, and crafted items out of an approximately 2.5' wide by 1.5' deep by 5.5' high kiosk marked with a 2' by 2' sign containing a chicken graphic and the words "fresh eggs." They anticipate up to five visitors per day between the hours of 8:00 a.m. and 6:00 p.m. Staff has no major concerns other than the location of the kiosk, which happens to be within the setback, and there is a recommended condition to require it to be moved outside of the setback. Otherwise, staff is able to make all five findings and recommends approval of this application with the following conditions:

1. Conditions required prior to issuance of a business license.
 - a. Compliance with Churchill County code including but not limited to:
 - i. Relocation of the kiosk to 60ft from edge of easement in compliance with the required front yard setbacks.
 - b. Obtaining all necessary building permits and approvals.
 - c. Obtaining all necessary state and federal approvals, if applicable.
 - d. Obtaining all necessary Central Nevada Health District approvals, including but not limited to a retail food facility permit or cottage food industry permit.
2. Operational Conditions
 - a. Maximum advertising sign area shall not exceed 10 square feet.

- b. Hours of operations shall be limited to 8:00am to 6:00pm.
- c. Maintenance of a Churchill County business license. Failure to comply with any of the conditions of approval may result in suspension or denial of any subsequent business license renewal.
- d. Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.

Chair Edgmon inquired if the applicant had anything to add, and Larry Tucker questioned if there would be any additional fees. He mentioned receiving a bill for \$5,500. Dan Cahalane stated that the special use permit fee is a one-time application fee, and they would only need to obtain and maintain a business license if the permit is approved. There was discussion about people receiving a scam email requesting additional money wire transferred to process the application, and Churchill County will not request payment via wire transfer. It was recommended that they provide the emailed information, so that it could be referred to the Sheriff.

Vice Chair Goings ensured that the applicants had read the recommended conditions for approval and understood that these will be required if the permit is approved. The applicants agreed.

Chair Edgmon verified that they would move the kiosk 60 feet from the edge of the easement, and Nora Tucker confirmed that they will move it. Chair Edgmon also inquired if they had contacted Central Nevada Health District regarding permitting the baked goods, and Mrs. Tucker said that she had already spoken with them.

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

Commissioner Ansotegui, based on the information provided in the application, in the staff report, and heard tonight, moved to find that the criteria found in CCC 16.08.080(H) have been met and therefore approved the Special Use Permit SUP26-7 to establish a home-based business parcel at 2966 Indian Lakes Road, Assessor's Parcel Number 007-391-67. Vice Chair Goings seconded the motion, and the motion passed unanimously (5-0).

- 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.

Mark & Lisa Solinski, 2824 Hanifan Way, were available to speak regarding the application.

Commissioner Mills recused himself from this item due to a personal friendship with the applicants.

Dan Cahalane, Senior Planner, stated that this application is requesting a Variance from the minimum lot size standards to complete a Boundary Line Adjustment (BLA) between two legal nonconforming parcels to reduce the minimum lot size requirements. The parcels are located in the A-5 zoning district that has a minimum lot size of 5.0 acres. The parcels in question are 2.29 acres (2824 Hanifan Way) and 2.5 acres (2862 Hanifan Way). They are legal, nonconforming because they are smaller than the minimum required lot size. The applicants would like to adjust the boundaries to allow proposed parcel sizes of 1.45 acres and 3.35 acres respectively. He went over the findings required for approval of a variance.

- 1. The property is characterized by an extraordinary or exceptional situation or condition, such as exceptional narrowness, shallowness or shape, or it has exceptional topographic conditions at the time of enactment of the regulations.

Staff Comment: The properties are characterized by an exceptional condition – both parcels are

smaller than the minimum parcel area required for A-5 zoning.

2. The strict application of the regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property.

Staff Comment: CCC 16.12.040.5(A)3 allows the Planning Commission to grant a variance for Boundary Line Adjustments in cases where both parcels have been developed and the adjustment will not change the character of the surrounding neighborhood and meets the spirit of the zoning ordinance. Strict application of the code requires that the Planning Commission make the determination, so staff has no recommendation on this application.

3. Granting of this variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity.

Staff Comment: The proposed variance will not be detrimental to the public health, safety, or welfare. Both lots are already developed with single family residential uses. Staff has provided conditions ensuring that both lots fully contain their required well and septic systems.

4. The proposed variance is consistent with the intent and purpose of this title.

Staff Comment: The request would not result in any additional parcels or increase in density and is therefore consistent with the intent and purpose of Churchill County Code.

Staff makes no recommendation and leaves the decision up to the commission; however, if the decision is to approve, he gave some recommended conditions of approval:

1. Compliance with Churchill County code.
2. The boundary line adjustment map shall show the location of the well and septic systems for both properties to ensure viable parcels.

Chair Edgmon inquired if the applicants had anything to add, and Lisa Solinski explained that this request came from a desire to change the boundary of their parcel to include the driveway to Drumm Lane, so that they can maintain it. The other property is owned by her mother, and by including the driveway as part of their parcel they can maintain control of that access to their property whenever the adjacent property is sold in the future. Chair Edgmon inquired about the status of the surveyor and boundary line adjustment map, and Mr. Solinski stated that they have started the process; however, the decision about this variance will determine whether or not they can move forward. They have completed the title search. Chair Edgmon verified that each property has its own septic and well, and the answer was in the affirmative. Chair Edgmon noted that staff recommends that on the boundary line adjustment map the locations of the wells and septic systems are noted.

Commissioner Hyde said that he doesn't see a problem with this request. There was some discussion and pointing out on the aerial photograph displayed on the overhead screen where the wells and septic systems are located for each parcel. Commissioner Hyde confirmed with the applicant that a boundary line adjustment between these parcels would in no way inhibit, preclude, or cause a compromise with wells and septic systems, and they stated that it would not.

Vice Chair Goings talked about the property lines as shown on the aerial photograph not being accurate, and he wanted to ensure that the entire roadway would be included in the boundary line adjustment to avoid problems in the future should any portion of that roadway falling outside the property line.

Chair Edgmon noted that there were two letters in support of this application, and the applicant stated that these were from her mother, who owns the adjoining property, and her brother, who is the executor of their mother's property.

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

Commissioner Ansotegui, based on the information provided in the application, in the staff report, and heard tonight, moved to find that the criteria found in CCCC

16.08.090(F) have been met and therefore approve the Variance VAR26-4 to reduce the minimum lot size requirements to allow a boundary line adjustment between two legal non-conforming parcels parcel at 2824 Hanifan Way (APN 006-741-78) and 2862 Hanifan Way (APN 006-741-79). Vice Chair Goings seconded the motion, and the motion passed with a vote of four (4) in favor, none (0) opposed, and Commissioner Mills abstaining.

- 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.

Scott White, representing H & R Trucking--Ramon & Teresa Herrera, 7325 Reno Highway, was available to speak regarding the application.

Dan Cahalane, Senior Planner, commented that this application is for a special use permit to establish a home-based fleet vehicle parking and maintenance facility in the C-2 zoning district. This case is the result of a code enforcement action. He shared some of the business license and code enforcement history. The intent of this application is to bring the site into conformance with code. This parcel has a complicated development history. It is zoned C-2, General Heavy Commercial, and normally residential uses are not permitted in C-2. The only residences allowed in this zoning district are with a special use permit only if there is a bona fide farming or ranching operation. Right now the applicants and two employees are living on site in two legal, nonconforming homes that were built in the 1980s. They are both legal; it just makes the case a little more complicated.

Planner Cahalane explained that he went through an analysis as demonstrated in the staff report looking at what the uses are, and it is in the opinion of staff that the best description for this use is a home-based fleet vehicle parking and maintenance business. This kind of balances what is required here in terms of allowing people to continue to occupy houses while giving the county an opportunity to regulate the use in terms of the number of employees, the screening, the number of vehicles allowed to be parked on site. He clarified that the county defines a vehicle as anything requiring a registration—this means that the truck is one vehicle and the trailer is another vehicle. Looking at this as a home-based business, staff is able to make all five findings with the recommended conditions that are listed on page 2 of the staff report.

Recommended Conditions of Approval (added here for reference):

1. *Conditions required to satisfy enactment of the Special Use Permit:*
 - a. *One (1) paved or concrete handicapped accessible parking spot shall be installed within 6 months of SUP approval.*
 - b. *Installation of code required landscaping within 6 months of SUP approval, at a minimum:*
 - i. *Landscaping buffers of:*
 1. *10ft wide along Reno Highway*
 2. *5ft wide along Jasper Rd*
 - ii. *A minimum of 80% of the buffer area shall be decorative rock, rock mulch, or other inert materials.*
 - c. *Provide photographic proof that the above requirements have been completed.*
2. *Operational Conditions*
 - a. *The number of employees shall not exceed:*
 - i. *Living on site: four (4), including owners.*
 - ii. *Reporting to site: Ten, (10), including owners. Please note, any expansion beyond 4*

- employees reporting to the site may trigger commercial septic standards.*
- b. *There shall not be more than 25 commercial vehicles parked on site.*
 - c. *Compliance with Churchill County code including, but not limited to:*
 - i. *Customer visits shall be limited to the hours of 8:00am to 6:00pm.*
 - ii. *Maximum advertising sign area shall not exceed 10 square feet.*
 - iii. *Any damaged or dead plants shall be replaced or repaired within 6 months following notification by the code enforcement officer.*
 - iv. *Vehicles should not be parked on existing septic tanks and leach fields*
 - v. *Screening*
 - 1. *All outdoor storage materials, tools, equipment, and machinery shall be screened with a 6 ft high visually obscuring fence or wall.*
 - 2. *Maintenance of vehicles shall be conducted either indoors or within screened area.*
 - vi. *Maintenance of a Churchill County business license. Failure to comply with any of the conditions of approval may result in suspension or denial of any subsequent business license renewal.*
 - d. *Compliance with all necessary state and federal approvals, if applicable.*
 - e. *Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code, including by not limited to:*
 - i. *Vehicles shall not be parked in NDOT ROW, access easements, or landscape buffer areas.*
 - f. *Failure to comply with any of the conditions of approval may render this approval out of conformance and subject to revocation.*

Chair Edgmon asked if the representative had anything to add to what was presented regarding the application, and Scott White said that they only park the vehicles there. The one building is where they store tires and parts. This is primarily a place to park commercial vehicles. Chair Edgmon inquired if all employees live onsite, and Mr. White confirmed this to be accurate. Chair Edgmon stated that when she went to view the property prior to the meeting, she noticed that there was an RV parked there that seemed to have someone living in because it was hooked up and someone was coming out of it. She asked if someone was living in an RV as well. Scott White responded that no one lives in that RV. Chair Edgmon then questioned regarding the entrance used for this property because she knows that they utilize Jasper on the west side of the property and wondered if they also use the entrance off of the highway on the east side of the property. Mr. White said that they do use both entrances to create a circular drive through the property.

Commissioner Hyde noted that this property is within the gateway corridor coming into Fallon, and the commission doesn't have much authority regarding existing properties. When they have applications requesting something from the county, the commission can make suggestions or requirements to help beautify that area. Mr. White said they are working on that. Commissioner Hyde inquired about what they are doing regarding landscaping. Scott White stated that the fence line along Highway 50 will be replaced to make it look more appealing and to help cut down the noise from the highway traffic. There was discussion regarding the type of fencing. Commission Hyde pointed out that it is actually a privilege to be in that gateway corridor, and he is happy to hear that they are planning to change the looks of that property to make it more aesthetically appealing.

Commissioner Mills remarked that the staff report indicated that vehicle parking needs to be kept off of the septic system for the residences. He noted that based upon some of the aerial photographs shown, vehicles appear to be parked in those areas. He asked for confirmation that the

business will not park vehicles over the septic system and that they have a way to keep people from parking in that area. Mr. White shared the location of the septic system in front of the house on the overhead aerial photograph displayed on the screen and said that they are not allowing parking of any vehicle in that area. Commission Mills inquired if they were planning to fence that area to keep people from driving or parking in that area, and Mr. White said that the septic system is just north of the house and doesn't extend to the fence line. He reiterated that they do not allow the parking of any kind of vehicle there. There is a pipe/stake marking that area. Commissioner Mills said that he understood that they were using this site for parking commercial vehicles, and he questioned if they would work on the vehicles to perform maintenance and other repairs. Scott White remarked that this site is primarily for parking. They have a yard in Reno/Mustang where they do a lot of the maintenance and repairs.

Vice Chair Goings said that the recommended conditions of approval in the staff report are what would be required if they decide to approve the application. He wondered if there were any problems with any of those conditions at this time, and Scott White responded that he hadn't read any of those conditions and he was just at the meeting representing the Herreras. Vice Chair Goings reiterated that if the commission approves the permit, these conditions of approval will be required. He gave the representative a chance to comment regarding any of these requirements prior to the commission's decision. Scott White said that he wasn't aware of any issues with the conditions.

Chair Edgmon asked for clarification from staff regarding the conditions, including having handicapped accessible parking within six months of the approval of the special use permit, landscaping requirements, and the limit on number of employees permitted to reside on the property. She noted that two of the people living on the property are the owners of the business. The conditions allow up to ten employees to report to this site to work. She asked for clarification on the number of residents in each of the residences. Mr. White answered that they are requesting two people per residence—currently there are two employees living in the manufactured home and the owners live in the other house. Dan Cahalane remarked that we are looking to maintain what is there as opposed to changing or allowing any additional people to live onsite. As for the conditions required within the first six months is because the business license has already been issued and is currently active. This is a means of bringing them into conformance sooner rather than later. Chair Edgmon expressed confusion regarding the number of commercial vehicles that would be allowed on the site. There was discussion regarding what is considered a vehicle, what number could safely be parked on this lot, and what the limited number of vehicles would look like. Dan Cahalane stated that we consider commercial trailers and semi-trucks each to be commercial vehicles. He believes there are 8-12 commercial trailers onsite. Staff is recommending a limit of 25 to allow for additional storage of trailers and/or semi-trucks or other types of commercial vehicles onsite. This would allow for more flexibility and not have to count and verify the number of vehicles on a regular basis. It is a matter of enforcement convenience as well as providing some flexibility. Chair Edgmon verified that a semi-truck and one trailer would be considered as two vehicles, all of the personal vehicles count as well, and that is how staff came up with the number of 25. Dan Cahalane said that the personal vehicles were not included in the number of commercial vehicles. Chair Edgmon considered whether a smaller number of vehicles would be more appropriate, and she asked about the number of vehicles that were currently onsite. Scott White assured the commission that there would not be more than 25 commercial vehicles at any given time. There was discussion regarding the current number of vehicles and potential for other vehicles that would need to be parked there at times. It was clarified that for each parking space—a semi-truck and one trailer would count as two, a semi-truck and two trailers would be three vehicles. Some commissioners expressed concern with the

number being 25 and were recommending it to be lower, like 15. Scott White indicated that they usually have one semi-truck pulling doubles (two trailers), and that would be counted as three vehicles because the county is counting license plates. They went over the number of vehicles that are currently being parked on the property, and then the commission determined that limiting the number to 25 would be sufficient for the number of trucks they operate from this location. Commissioner Mills pointed out that by allowing up to 25 commercial vehicles we don't have to worry about a code enforcement action for the numbers and allows them to have flexibility to park up to 6 units [truck and 2 trailers].

Chair Edgmon called for any public comment, and there were none.

Commissioner Hyde, based on the information provided in the application, in the staff report, and heard tonight, moved to find that the criteria found in CCC 16.08.080(H) have been met and therefore approve the Special Use Permit SUP26-8 to establish a home-based business fleet vehicle parking and maintenance facility in a C-2 zoning district parcel at 7325 Reno Highway, APN 007-251-73, including the recommended conditions. Vice Chair Goings seconded the motion, and the motion passed unanimously (5-0).

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.

Stacie Huggins with Wood Rodgers, Inc., 1361 Corporate Blvd, Reno, NV; Jason Garewal with Standard Energy Advisory LLC, 5220 Caminito Exquisito, San Diego, CA, on behalf of the applicant; and Randall Rice from Redwood Materials, 675 Innovation Way, McCarran, NV, in support of the application, were available to speak.

Dan Cahalane, Senior Planner, explained that this application is requesting a Zone Change (ZC) to change the zoning of six (6) parcels from Rural Resource (RR-20) to Heavy Industrial (I-3) located southeast of the I-80 Nightingale Interchange with the intent of establishing major power generation (solar) and data storage and data processing uses. He stated that he outlined everything in the staff report, but he wanted to go over the findings that the Planning Commission is required to review in order to approve the application.

- a) The proposed amendment is in substantial compliance with and supports the goals and policies of the master plan. The proposed amendment is in substantial compliance with master plan and supports 6 goals and 4 policies as outlined in the staff report. These range across economic development, open space, and land use topics. We are encouraging renewable development as well as industrial clusters alongside the I-80 corridor. This is something that we have been looking for on a strategic basis with Churchill County for a while now.
- b) The proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity. The surrounding area is largely unoccupied, the closest uses are the existing Ormat Desert Peak Geothermal Facility to the northeast, as well as associated solar. We have additional geothermal to the northwest, a food processing (garlic dehydration facility), and a mine for US Silica. Fundamentally, the area is already occupied by industrial and industrial-type users. Therefore, it is compatible with the existing adjacent land uses. He noted that the northernmost parcel clips the bubble that is indicative where the master plan calls for industrial development.

- c) The proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact public health, safety and welfare. The purpose of this district is to provide for heavy industrial activities and land uses that have great potential for impacting adjacent land uses and infrastructure. This type of zoning should be located away from people and other non-industrial uses. These users may have to develop their own access to roadways and transportation systems. Infrastructure impacts of this are considered to be part of, or rather inherent to, the industrial zoning district. The applicant is proposing to access these parcels using the existing access for the geothermal facility that is to the northeast. At this point in time, they're not required to provide legal or physical access. That would be something required with the development application. Staff recommends approval.

Stacie Huggins went over a PowerPoint presentation regarding their request. She talked about the "checkerboard" that is created by federally owned parcels. They have submitted an application to the Bureau of Land Management (BLM) for use of the existing access. She pointed out parts of the master plan that support the change in zoning, and noted nearby I-3 uses. She shared that their research indicated that there are no known historical or archaeological resources that would be impacted by this zone change. The current zoning locks these parcels out of productive economic use without providing meaningful environmental protection. New zoning to the industrial unlocks the potential for responsible development that generates tax revenue for Churchill County, has the potential to create jobs, and also leverages the existing industrial corridor in the area. They believe that the change requested is consistent with the industrial corridor to the north. They also think that this zone change is a good opportunity that will facilitate future development of large-scale utility or renewable energy uses. She mentioned specific goals and policies from the master plan that support approval of their application. She also shared a list of potential uses that would be allowed under the new zoning designation and mentioned a few that they are considering for this location.

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

Commissioner Ansotegui, based on the information provided in the application, in the staff report, and heard tonight, moved to find that the criteria found in CCCC 16.08.060(E) have been met for Zone Change ZC26-1 to change the zoning of 6 parcels from RR-20 to I-3 located south of Interstate 80, Assessor's Parcel Numbers 004-051-19, 004-054-29, 004-051-31, 004-051-33, 003-651-01, 003-671-03, and therefore recommend that the Board of County Commissioners approve the zone change application. Commissioner Hyde seconded the motion, and the motion passed unanimously (5-0).

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.

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

10. Consider Future Agenda Items:

There were none.

11. Commissioner Reports and Updates:

Chair Edgmon read a letter of resignation from Scott Nelson for his position on the Planning Commission.

12. Public Comment:

Chair Edgmon asked if there was any public comment, but there was none.

13. Adjournment:

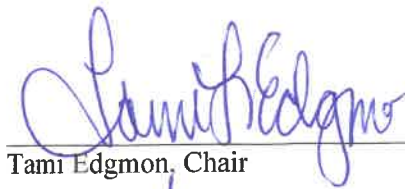
The meeting was adjourned at 7:03 p.m.

14. Appendix:

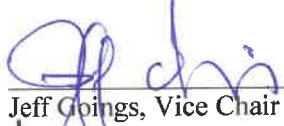
Supporting Documentation

15. Affidavit of Posting:

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

ATTEST:


Diane Moyle, Administrative Assistant



CHURCHILL COUNTY
PUBLIC WORKS, PLANNING & BUILDING
270 S Maine Street, Suite A, Fallon, Nevada 89406
Office (775) 423-7627 Fax (775) 428-0259

Application: Special Use Permit Request: To establish a home-based business Applicant: Nora Tucker Owner: Nora Tucker Site: 2966 Indian Lakes Road, Assessor's Parcel Number 007-391-67 Master Plan//Zone: Agriculture // A-10	Application #: SUP26-7
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Executive Summary

Request

The applicant is requesting to establish a home-based business selling baked goods, eggs, and crafted items out of an approximately 2.5ft wide by 1.5ft deep by 5.5ft high kiosk marked with a 2ftx2ft sign containing a chicken graphic and the words "fresh eggs." This use anticipates up to 5 visitors per day between the hours of 8:00am and 6:00pm.

Findings

CCC 16.08.080(H) requires that the Planning Commission make the following findings:

1. **Is compatible with the existing surrounding land uses and development;**
Staff Comment: The proposed use of selling baked goods, eggs, and crafts from a roadside kiosk fits in with the rural character of the surrounding A-10 zoned parcels.
2. **Is in substantial conformance with the master plan and policies and will be constructed and operated in full compliance of this Code;**
Staff Comment: The proposed use will be in substantial conformance with the master plan and in compliance with this code as conditioned below.
3. **The project will be constructed and operated in a manner that will not overburden public services and infrastructure;**
Staff Comment: The proposed project will require no additional public services and infrastructure.
4. **Adequately mitigates road and traffic impacts generated by the construction and build-out of the project;**
Staff Comment: The proposed use anticipates 5 additional vehicle trips per day. This will not generate substantial traffic for neighboring property owners.
5. **Does not create adverse environmental impacts, including, but not limited to, noise, glare, fumes, and odor that may be detrimental either to public health, public safety, or general welfare of the persons or property in the vicinity or the wildlife and/or natural resources.**
Staff Comment: The proposed business will not create any adverse environmental impacts. The proposed use is an addition of an approximately 2.5ft wide by 1.5ft deep by 5.5ft high kiosk to the property.

Staff Recommendation: Approve with Conditions

Motion for Findings

Based on the information provided in the application, in the staff report, and heard tonight, I move to find that the criteria found in CCC **16.08.080(H)** have **BEEN** met and therefore **APPROVE** the Special Use Permit SUP26-7 to establish a home-based business parcel at 2966 Indian Lakes Road, Assessor's Parcel Number 007-391-67.

Recommended Conditions of Approval

Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended to be included with an approval:

1. Conditions required prior to issuance of a business license.
 - a. Compliance with Churchill County code including but not limited to:
 - i. Relocation of the kiosk to 60ft from edge of easement in compliance with the required front yard setbacks.
 - b. Obtaining all necessary building permits and approvals.
 - c. Obtaining all necessary state and federal approvals, if applicable.
 - d. Obtaining all necessary Central Nevada Health District approvals, including but not limited to a retail food facility permit or cottage food industry permit.
2. Operational Conditions
 - a. Maximum advertising sign area shall not exceed 10 square feet.
 - b. Hours of operations shall be limited to 8:00am to 6:00pm.
 - c. Maintenance of a Churchill County business license. Failure to comply with any of the conditions of approval may result in suspension or denial of any subsequent business license renewal.
 - d. Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.

Detailed Analysis

Site Plan



Background

The applicant is requesting to establish a home-based business selling baked goods, eggs, and crafted items out of an approximately 2.5ft wide by 1.5ft deep by 5.5ft high kiosk marked with a 2ftx2ft

sign containing a chicken graphic and the words “fresh eggs.” The proposed use anticipates up to 5 visitors per day between the hours of 8:00am and 6:00pm.

Analysis

The proposed use anticipates 5 additional vehicle trips per day. This will not generate substantial traffic for neighboring property owners.

The proposed 2ft by 2ft (4sf) advertising sign is permissible in agricultural districts with an approved Special Use Permit per CCC 16.16.020.6(B)2(g). The maximum allowable sign area is 10sf. The proposed 4sf sign is compatible with the surrounding land uses development.

The applicant is proposing approximately 2.5ft wide by 1.5ft deep by 5.5ft high kiosk structure on site. CCC defines a structure and setback as:

Structure. A combination of materials to form a construction for use, occupancy, or ornamentation whether installed on, above, or below the surface of land or water.

Setback. The required separation distance between a structure and a right-of-way line or property.

Kiosk



The proposed egg and bakery kiosk is approximately 45ft from the edge of pavement (60ft from centerline of road).

Unfortunately, this is within the required front yard setback for Indian Lakes Road. The normal front yard setback for A10 zoning is 30ft. CCC requires that setbacks be measured from the edge of a ROW or easement. According to the parcel map (document no. 288208) the easement for Indian Lakes Road extends 40ft from the centerline of the road.

Additionally, Indian Lakes Road has a speed limit of 45MPH. This requires an additional setback of 30ft per CCC 16.16.020.1 note 10. Therefore, the total setback for the kiosk is 100ft from the road centerline (approximately 85ft from edge of pavement). Staff has provided conditions requiring the relocation of the kiosk to comply with setback requirements and allowing for a larger advertising sign.

The normal operations of the proposed use are broadly similar an administratively approved home-based business. The owners reside in the residence, the business operations will not take away from the residential characteristics of the property, and there is only minor customer traffic. The proposed use is most similar to a single-family dwelling. Single family dwelling uses are exempted from landscaping per CCC 16.16.020.

Reviewing Agency Comments

Staff has not received agency review comments on this application.

Public Comment

Staff received no public comments on this application.



CHURCHILL COUNTY
PUBLIC WORKS, PLANNING & BUILDING
270 S Maine Street, Suite A, Fallon, Nevada 89406
Office (775) 423-7627 Fax (775) 428-0259

Application:	Variance	Application #:	VAR26-4
Request:	A variance to reduce the minimum lot size requirements to allow a boundary line adjustment between two legal non-conforming parcels		
Applicant:	Mark and Lisa Solinski and Georgia Hanifan		
Owner:	Mark and Lisa Solinski and Georgia Hanifan		
Site:	2824 Hanifan Way (APN 006-741-78) and 2862 Hanifan Way (APN 006-741-79)		
Master Plan//Zone:	Agriculture // A-5		

Executive Summary

Request

The applicant is requesting a Variance from the minimum lot size standards to complete a Boundary Line Adjustment (BLA) between two legal non-conforming A-5 parcels. The request would not result in any additional parcels or increase in density. A-5 zoning requires a minimum lot size of 5 acres. The parcels in question are currently 2.29 acres (2824 Hanifan Way) and 2.5 acres (2862 Hanifan Way). The applicants would like to adjust the boundaries to allow proposed parcel sizes of 1.45 acres and 3.35 acres.

Findings

CCC 16.08.090(F) requires that the Planning Commission make the following findings:

- 1. The property is characterized by an extraordinary or exceptional situation or condition, such as exceptional narrowness, shallowness or shape, or it has exceptional topographic conditions at the time of enactment of the regulations.**

Staff Comment: The properties are characterized by an exceptional condition – both parcels are smaller than the minimum parcel area required for A-5 zoning.

- 2. The strict application of the regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property.**

Staff Comment: CCC 16.12.040.5(A)3 allows the Planning Commission to grant a variance for Boundary Line Adjustments in cases where both parcels have been developed and the adjustment will not change the character of the surrounding neighborhood and meets the spirit of the zoning ordinance. Staff defers to the Planning Commission's judgement for this finding.

- 3. Granting of this variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity.**

Staff Comment: The proposed variance will not be detrimental to the public health, safety, or welfare. Both lots are already developed with single family residential uses. Staff has provided conditions ensuring that both lots fully contain their required well and septic systems.

- 4. The proposed variance is consistent with the intent and purpose of this title.**

Staff Comment: The request would not result in any additional parcels or increase in density and is therefore consistent with the intent and purpose of Churchill County Code.

Staff Recommendation: No Recommendation

Motion for Findings

Based on the information provided in the application, in the staff report, and heard tonight, I move to find that the criteria found in CCC 16.08.090(F) have **BEEN // NOT BEEN** met and therefore **APPROVE // DENY** the Variance VAR26-4 to variance to reduce the minimum lot size requirements to allow a boundary line adjustment between two legal non-conforming parcels parcel at 2824 Hanifan Way (APN 006-741-78) and 2862 Hanifan Way (APN 006-741-79).

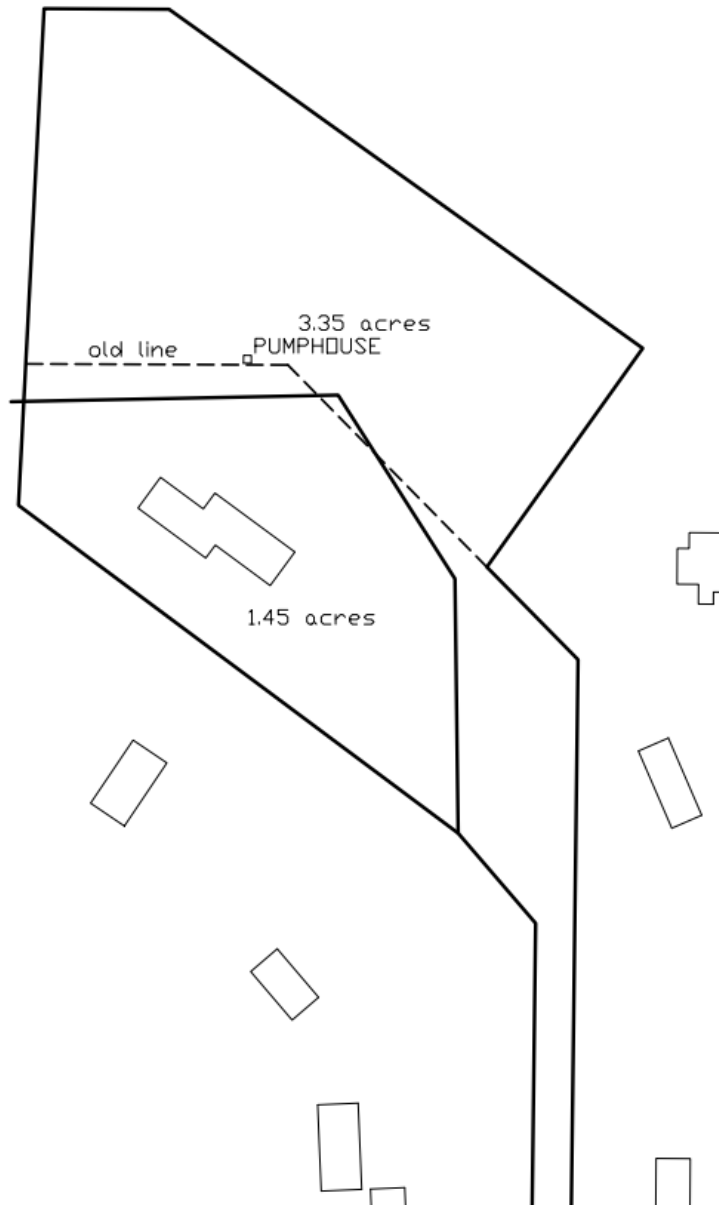
Recommended Conditions of Approval

Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended to be included with any approval:

1. Compliance with Churchill County code.
2. The boundary line adjustment map shall show the location of the well and septic systems for both properties to ensure viable parcels.

Detailed Analysis

Site Plan



Background

The applicant is requesting a variance to adjust the property line to rectify the ownership of a shed inadvertently built over the property line and change the ownership of the shared driveway to match the responsibility of maintaining the driveway.

The parcels in question are currently 2.29 acres (2824 Hanifan Way) and 2.5 acres (2862 Hanifan Way). The applicants would like to adjust the boundaries to allow proposed parcel sizes of 1.45 acres

(2862 Hanifan Way) and 3.35 acres (2824 Hanifan Way). The request would not result in any additional parcels or increase in density.

Analysis

CCC 16.08.090(F) Findings: In order to approve a variance, the commission shall make the following findings:

- 1. The property is characterized by an extraordinary or exceptional situation or condition, such as exceptional narrowness, shallowness or shape, or it has exceptional topographic conditions at the time of enactment of the regulations.***

The Applicant – The application argues that the properties are legal non-conforming under 16.16.020.1.

Staff – The parcels in question are currently 2.29 acres (2824 Hanifan Way) and 2.5 acres (2862 Hanifan Way) and are both located in the A-5 zoning district. A-5 zoning requires a minimum lot size of 5 acres. These parcels are considered legal non-conforming, and therefore characterized by an exceptional situation or condition.

- 2. The strict application of the regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property.***

The Applicant – The application argues that the parcels are nonconforming, and the adjustment will not increase the density or nonconformity. The area is characterized by similar nonconforming single-family development.

Staff – The strict application of CCC allows for an exclusion from the normal Boundary Line Adjustment requirements under 16.12.040.5(A)3:

Exclusions. An adjustment of the boundary line between abutting parcels or the transfer of land between two owners of abutting parcels may be disapproved if it reduces the size of a nonconforming parcel or results in the creation of a nonconforming parcel. In cases where both abutting parcels have been developed, and where the boundary line adjustment will not change the character of the surrounding neighborhood and meets the spirit of the zoning ordinance a variance of area may be granted by the planning commission in accordance with this title.

The planning commission may grant a variance of area provided that the adjustment will not change the surrounding neighborhood and meets the spirit of the zoning ordinance.

The character of the surrounding A-5 neighborhood is residential with abutting lots ranging from 0.5 acres (006-741-35) to 37.5 acres (006.732-89) with most parcels in the 1-1.5-acre range. The proposed lot size changes would not change the character of the surrounding neighborhood.

- 3. Granting of this variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity.***

The Applicant – The application argues that there are no proposed changes to access and there will be no impacts to neighboring properties.

Staff – The proposed variance will not result in any additional parcels or increase in density. There are no impacts to public safety or welfare. Staff has minor concerns regarding public health and has provided conditions to ensure that existing wells and septic systems are fully contained on the final record of survey.

Granting this variance would not be injurious to the rights of property owners in the vicinity as the request falls under the exception outlined in CCC 16.12.040.5(A)3 and therefore does not create a different standard for similarly located and zoned properties.

4. The proposed variance is consistent with the intent and purpose of this title.

The Applicant – The application argues that proposed variance is consistent with the intent and purpose of the zoning title since it maintains the existing low density residential character, does not increase density or intensity of use, and supports orderly development by aligning property boundaries with existing improvements and access.

Staff -- Churchill County Code (CCC) allows for the adjustment of boundary lines between abutting parcels if it does not create a non-conforming parcel relative to zoning requirements. Variances may be granted by the planning commission for already developed legal non-conforming per CCC 16.12.040.5(A)2(b) (quoted above). The request would not result in any additional parcels or increase in density and will not change the character of the surrounding neighborhood. The proposed variance is consistent with the intent and purpose of this title.

Reviewing Agency Comments

The following agencies have provided comment on the proposed Variance:

Agency	Reviewer	Comment
Central Nevada Health District	Maria Menjivar	No Comment

Public Comment

Staff has received two letters in support of the variance citing that there will not be any additional parcels created or increase in density.



CHURCHILL COUNTY
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Application: Special Use Permit Request: To establish a home-based business fleet vehicle parking and maintenance facility in a C-2 zoning district Applicant: Ramon & Teresa Herrera of H&R Trucking Owner: Ramon & Teresa Herrera Site: 7325 Reno Highway, APN 007-251-73 Master Plan//Zone: Urbanizing // C-2	Application #: SUP26-8
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Executive Summary

Request

This case is the result of a code enforcement action due to a change in use. The applicant is requesting to establish a home-based fleet vehicle parking and maintenance facility in a General Heavy Commercial (C-2) district.

The proposed use is replacing the original use of parking lot for operable vehicles. Currently, the applicant is living in and operating the business from one of the existing legal non-conforming dwelling units. Two (2) employees reside in an additional legal non-conforming dwelling unit. There are also at least 10 commercial vehicles on site.

Findings

CCC 16.08.080(H) requires that the Planning Commission make the following findings:

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

Staff Comment: The applicant is not changing the existing buildings on site. There are several trucking and trucking related businesses operating within the vicinity along Reno Highway. The proposed use is compatible with the existing surrounding land uses and development.

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

Staff Comment: The proposed use of home-based trucking and fleet maintenance business will bring the site into full compliance with CCC requirements by enabling residential and commercial uses to operate on the same parcel as conditioned below.

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

Staff Comment: The project will not overburden public services or infrastructure.

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

Staff Comment: Applicant anticipates 5 trips per day for the proposed use, including three trucks. There are minimal road and traffic impacts.

5. Does not create adverse environmental impacts, including, but not limited to, noise, glare, fumes, and odor that may be detrimental either to public health, public safety, or general welfare of the persons or property in the vicinity or the wildlife and/or natural resources.

Staff Comment: The proposed use could negatively impact public health via parking commercial vehicles over the existing septic systems. Staff has provided conditions of approval recommending that vehicles not be parked over the septic systems.

Staff Recommendation: Approve with Conditions

Motion for Findings

Based on the information provided in the application, in the staff report, and heard tonight, I move to find that the criteria found in CCC **16.08.080(H)** have **BEEN** met and therefore **APPROVE** the Special Use Permit SUP26-8 to establish a home-based business fleet vehicle parking and maintenance facility in a C-2 zoning district parcel at 7325 Reno Highway, APN 007-251-73.

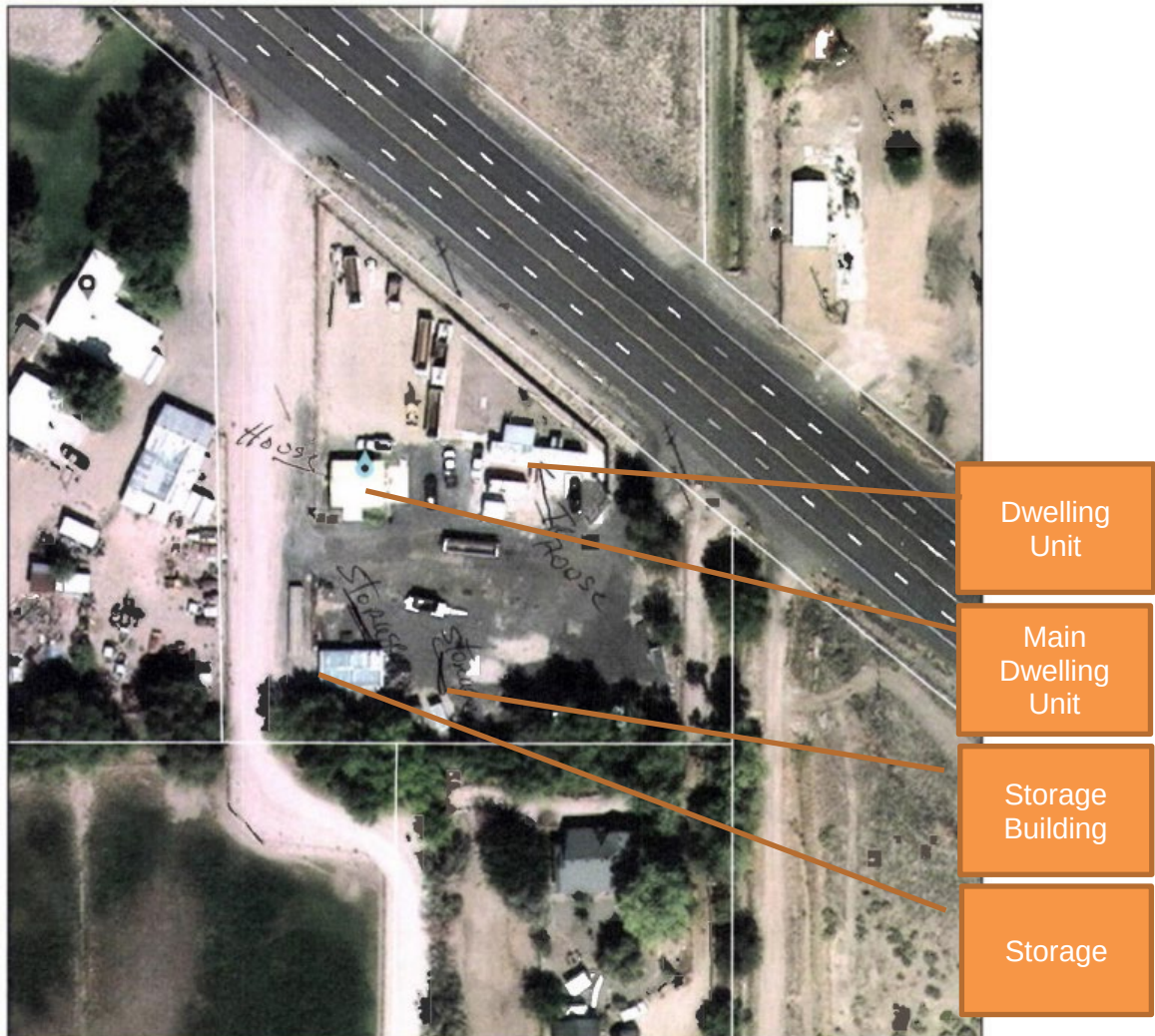
Recommended Conditions of Approval

Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended to be included with any approval:

1. Conditions required to satisfy enactment of the Special Use Permit:
 - a. One (1) paved or concrete handicapped accessible parking spot shall be installed within 6 months of SUP approval.
 - b. Installation of code required landscaping within 6 months of SUP approval, at a minimum:
 - i. Landscaping buffers of:
 1. 10ft wide along Reno Highway
 2. 5ft wide along Jasper Rd
 - ii. A minimum of 80% of the buffer area shall be decorative rock, rock mulch, or other inert materials.
 - c. Provide photographic proof that the above requirements have been completed.
2. Operational Conditions
 - a. The number of employees shall not exceed:
 - i. Living on site: four (4), including owners.
 - ii. Reporting to site: Ten, (10), including owners. Please note, any expansion beyond 4 employees reporting to the site may trigger commercial septic standards.
 - b. There shall not be more than 25 commercial vehicles parked on site.
 - c. Compliance with Churchill County code including, but not limited to:
 - i. Customer visits shall be limited to the hours of 8:00am to 6:00pm.
 - ii. Maximum advertising sign area shall not exceed 10 square feet.
 - iii. Any damaged or dead plants shall be replaced or repaired within 6 months following notification by the code enforcement officer.
 - iv. Vehicles should not be parked on existing septic tanks and leach fields
 - v. Screening
 1. All outdoor storage materials, tools, equipment, and machinery shall be screened with a 6 ft high visually obscuring fence or wall.
 2. Maintenance of vehicles shall be conducted either indoors or within screened area.
 - vi. Maintenance of a Churchill County business license. Failure to comply with any of the conditions of approval may result in suspension or denial of any subsequent business license renewal.
 - d. Compliance with all necessary state and federal approvals, if applicable.
 - e. Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code, including by not limited to:
 - i. Vehicles shall not be parked in NDOT ROW, access easements, or landscape buffer areas.
 - f. Failure to comply with any of the conditions of approval may render this approval out of conformance and subject to revocation.

Detailed Analysis

Site Plan



Background

The applicant originally submitted a business license on February 4, 2025, describing the business as “parking for trucks, trucking.” This use was originally determined to fit under the “parking of operable vehicle, short term use type under CCC 16.08.250. At that time the owners were living in the main dwelling unit located on the property. (As seen above)

The applicants submitted payment for their business license renewal on 1/14/26. However, the payment bounced. Churchill County emailed notice that payment was missing on February 2, 2026 before issuing a business license termination letter for non-payment on March, 23, 2026.

Code enforcement initiated an enforcement action (code case 26-00370) for a business operating without a valid business license and discovered that there were more than 10 vehicles (trucks and trailers) parked on the property, maintenance of vehicles, and outdoor storage of materials and tires on site. The applicant has stated that 2 employees are living in the other dwelling unit on site.

The applicant paid the business license fee on April 8, 2026 and currently has an active business license.

Analysis

This application is designed to bring the applicant's business into compliance with Churchill County Code (CCC).

There are multiple issues related to the historical and current use of the site. The current zoning of the site is General Heavy Commercial District (C-2). C-2 districts normally do not permit the establishment of single residential uses without a Special Use Permit (SUP). An SUP for residential use is only permissible if the single-family dwelling is located on a bona fide farming or ranching operation per CCC 16.16.020.8(C)3.

However, there are multiple legal non-conforming dwelling units on site. According to the Assessor's data, the main dwelling unit (stick built) was established in 1988 and the second dwelling unit (a manufactured home) was established in 1980. The manufactured home is located within the current required setbacks. The applicants are living in and operating the business from the main dwelling unit. Additionally, there are two employees living in the second dwelling unit.

The nature the existing operation has expanded beyond the original business license scope of "parking for trucks." The business is currently operating with at least 10 commercial vehicles (inclusive of trailers), outdoor storage of materials and tires, and maintenance of vehicles on site. The uses that best describe this business under CCC 16.08.250 include:

Use	C-2 Zoning Permit	Staff Comment
Vehicle/Equipment Storage and Repair	Conditional Zoning Permit	The applicants are conducting maintenance on their commercial vehicles on site. This is an ancillary use, not the primary use of the current business.
Parking lot for Operable Vehicles (standalone) Long Term	Special Use Permit	The applicant is parking operable vehicles on site on a long-term basis (1+ weeks). The definition notes that the vehicles must come and go. This use is applicable to the current business.
Trucking Business/Package Delivery	Conditional Zoning Permit	The applicant is currently operating a trucking business. This use is applicable to the current business.
Fleet Vehicle Parking and Maintenance Facility (10+; bus barn; utility, etc)	Special Use Permit	The definition of fleet vehicle parking and maintenance facility under CCC 16.24.010 is "a parking lot or area for <u>ten or more vehicles used in a business or other operation that may also include maintenance facilities for the fleet vehicles.</u> " However, the definition also excludes trucking uses that are presumed to always have vehicles associated with the use. This use describes the intensity of the use involving both maintenance and the large number of vehicles on site.
Home Based Business	Special Use Permit	The definition of home-based business under CCC 16.24.010 is "Any business activity customarily not associated with a residential parcel <u>conducted</u> as an incidental and <u>accessory use</u> of the residential parcel. <u>The applicant must reside on the property to be considered home based.</u> The proposed use exceeds the requirements an administratively issued home based business for number of employees, number of commercial vehicles, and outdoor storage of materials.

Staff finds that the best description of this use is a home-based trucking and fleet maintenance business. This covers the historical and ongoing residential use of the commercially zoned parcel and allows for conditions related to number of employees, number and size of commercial vehicles, signage etc. as outlined in 16.16.020.8(B). Staff has provided conditions regulating the number of employees, number of commercial vehicles, and screening of outdoor storage areas.

The normal operations of the proposed use are most similar to commercial uses such as “trucking business/package delivery” or “fleet vehicle parking and maintenance facility,” not a single-family dwelling. Therefore, required landscaping standards apply.

Additionally, staff has several concerns related to public health safety and welfare. There are two residential septic systems that are located on site. The current use of the property involves parking commercial vehicles on the property, including in areas that appear to be above leach fields and septic tanks, as seen in Exhibit 1 (below). This may result in the failure of the septic systems. Staff recommends avoiding parking over the septic systems.

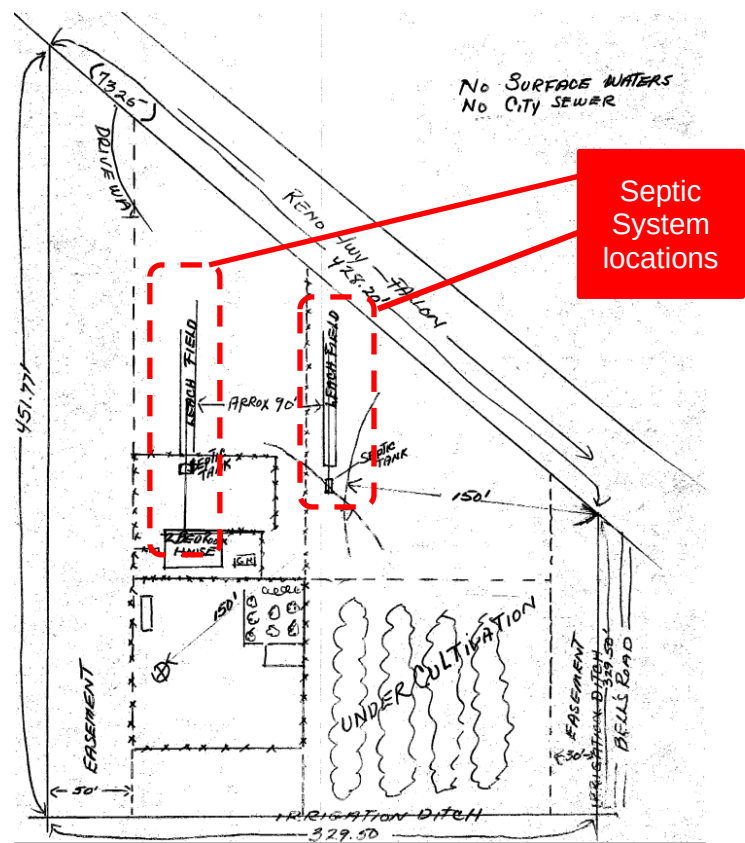


Exhibit 1

The applicant shall comply with all code requirements for landscaping, outdoor storage screening, and parking requirements.

Reviewing Agency Comments

The following agencies have provided comment on the proposed Special Use Permit:

Agency	Reviewer	Comment
CC Communications	Steward Nichols	No Comment

Public Comment

Staff received no public comment on this application.



CHURCHILL COUNTY
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Application:	Zone Change	Application #:	ZC26-1
Request:	Tochange the zoning of 6 parcels from RR-20 to I-3		
Applicant:	Basin and Range Investments LLC		
Owner:	New Nevada Lands, LLC 00938114		
Site:	South of Interstate 80, Assessor's Parcel Numbers 004-051-19, 004-054-29, 004-051-31, 004-051-33, 003-651-01, 003-671-03		
Master Plan//Zone:			

Executive Summary

Request

The applicant is requesting a Zone Change (ZC) to change the zoning of six (6) parcels from Rural Resource (RR-20) to Heavy Industrial (I-3) located southeast of the I-80 Nightingale Interchange with the intent of establishing major power generation (solar) and data storage and data processing uses. RR-20 zoning districts permits a major power generation use with an approved Special Use Permit but does not permit the establishment of a data storage and data processing use. I-3 zoning districts permits the establishment a major power generation (solar) and data center uses with an approved Conditional Zoning Permit.

Findings

CCC 16.08.060(E) requires that the Planning Commission make the following findings prior to forwarding the Board of County Commissions a recommendation of approval:

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

Staff Comment: The proposed amendment is in substantial compliance with master plan and supports 6 goals and 4 policies as outlined in the detailed analysis below.

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

Staff Comment: The definition of I-3 zoning states that it "should be located away from people and other non-industrial uses." The proposed location for the zone change is in an undeveloped area with minimal impacts to neighboring properties. The closest existing uses are major power generation (geothermal and solar), light crop processing and storage, and mineral extraction and processing, which are all industrial in nature. The proposed zoning is compatible with and not detrimental to the adjacent land uses and properties.

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

Staff Comment: The definition I-3 zoning states that "uses within it may have to develop their own access to roadway and/or railway transportation systems." Three of the parcels are crossed by the existing access road serving Desert Peak Geothermal. Legal and physical access shall be established prior to approval of development plans in accordance with Transportation Policy T 13.2.

Staff Recommendation: **Approve**

Motion for Findings

Based on the information provided in the application, in the staff report, and heard tonight, I move to find that the criteria found in CCC 16.08.060(E) have **BEEN** met and therefore **APPROVE** the Zone Change ZC26-1 tochange the zoning of 6 parcels from RR-20 to I-3 located south of Interstate 80,

Assessor's Parcel Numbers 004-051-19, 004-054-29, 004-051-31, 004-051-33, 003-651-01, 003-671-03.

Detailed Analysis

Vicinity and Zoning Map

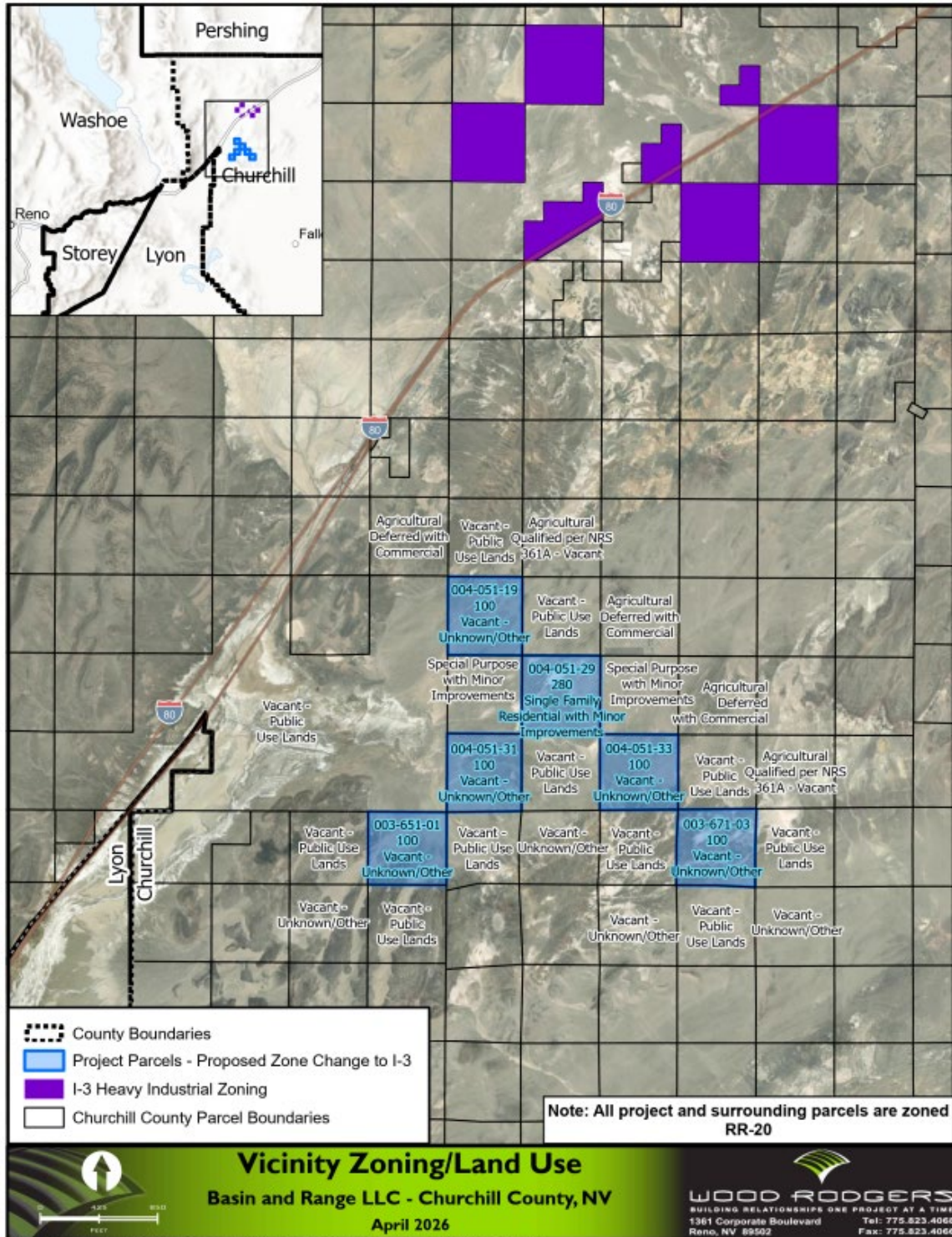


Exhibit 1

Applicant Evidence

The applicant is required to provide evidence to the commission and board concerning the physical use of land and zoning currently existing in the general vicinity, and which have occurred in the previous five years per CCC 16.08.060(E)1 on the following topics:

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

The Applicant – Industrial activity is growing in Churchill County, which will require local power generation. The proposed zone change would allow for the establishment of a data center use and reduce the permitting requirements for solar energy generation from a Special Use Permit (SUP) to a Conditional Zoning Permit (CZP). This request is consistent with county's goal of locating heavy industrial uses in less populated remote areas.

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

The Applicant – The proposed zone change to Heavy Industrial (I-3) represents orderly development because it locates heavy industrial away from residential areas, protected habitats, and requires minimal water uses. The site is located relatively close to I-80 and will utilize the existing access road servicing Ormat's Desert Peak geothermal facility.

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

The Applicant – The proposed zoning of Heavy Industrial (I-3) will align the allowable uses with intended use of the land for a data center and solar generation facility. Data centers are not permitted in Rural Resource (RR-20) districts.

The closest active uses to the proposed zone change include two (2) operating geothermal facilities, two (2) solar power generation facilities (one operating, one proposed), an industrial food processing facility, and a silica mine. The proposed zone change would contribute to a broader and contiguous industrial district that accommodates compatible energy and infrastructure uses in a remote area.

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

The Applicant – The proposed zone change is located nearby the Master Plan's designated Industrial planning area boundary along I-80. The neighboring land uses and previous Heavy Industrial zone changes north of the proposed area and Master Plan designation point towards alignment with the requested zone change. Additionally, the proposed zone change aligns with the following land use goals and policies:

- o **Goal LU 2** - All new development must be comprehensively designed to guarantee a sustainable, safe, and healthy environment, and integrate into the surrounding neighborhoods.
- o **LU 2.1** - In reviewing any development proposals, Churchill County shall consider issues of community character, balance, sustainability, environmental impact, safety, aesthetics, and efficient service provision.
- o **LU 2.5** - Churchill County shall only approve requests for special use permits, land divisions, and other development proposals that are consistent with the land use map and the policies contained within the Master Plan.
- o **LU 3** - Development shall be beneficial to the County and shall promote sustainability.
- o **LU 3.1** - Churchill County shall ensure that green energy projects meet environmental standards and have a positive impact on the community.
- o **LU 5** - Encourage industrial expansion that is supportive of economic development and jobs creation.

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

The Applicant - The subject parcels are located in a remote area with no nearby commercial or residential uses. Surrounding lands are primarily vacant or undeveloped with most parcels classified

as “Vacant” per the County Assessor. The proposed I-3 zoning is consistent with this land use pattern and complements the adjacent Desert Peak Geothermal project, which has operated in the area since 1985. In addition, the Desert Peak Geothermal project has a co-located solar project that has been previously approved for construction by Churchill County.

Analysis

The Planning Commission is required to make the following three findings in compliance with CCC 16.08.060(E):

1. The proposed amendment is in substantial compliance with and supports the goals and policies of the master plan:

Churchill County’s master plan contains a number of goals and policies outlining the direction of land use development in the County. The following goals and policies are most relevant to the proposed zone change to Heavy Industrial (I-3) zoning:

Table 1

Section	Goal/ Policy	Text	Staff Comment
Economic Development	ED 6	Encourage renewable energy to provide greater economic benefits within Churchill County.	I-3 zoning permits Major Power Generation, Solar uses under a Conditional Zoning Permit as opposed to a Special Use Permit in RR-20 zoning. The proposed zone change encourages renewable energy development.
Economic Development	ED 9	Establish industrial uses as a fourth pillar of the economy	Expanding I-3 zoning in this area would provide more land for industrial development in the county.
Economic Development	ED 9.1	The County will continue to coordinate with landowners, developers, and industrial businesses to identify suitable industrial areas along major highways and railways.	The location of the proposed zoning is reasonably accessible from the 180 Nightingale Intersection.
Economic Development	ED 9.2	The County will continue to work toward providing additional industrial and manufacturing employment opportunities, and attracting a greater variety of industries into the area.	The expansion of industrial zoning in this area will help attract new industries such as data centers to the area.
Open Space	OS 9	Support development and use of renewable (green) energy sources such as geothermal, wind, and solar.	I-3 zoning permits Major Power Generation, Solar uses under a Conditional Zoning Permit as opposed to a Special Use Permit in RR-20 zoning.
Land Use	LU 1	Retain the rural character of the County outside of the Urbanizing and Industrial land use designations, while providing opportunities for managed growth and development within Urbanizing and Industrial designations	The proposed zoning would continue the development of industrial uses near the Nightingale Interchange away from the Urbanizing master plan designation.

Land Use	LU 3	Development shall be beneficial to the County and shall promote sustainability.	The proposed zone change will continue the development of a heavy industrial cluster around the Nightingale Interchange resulting in additional renewable energy projects, an expanded tax base, with minimal disruption to existing agricultural and residential uses.
Land Use	LU 5	Encourage industrial expansion that is supportive of economic development and jobs creation.	The proposed I-3 zoning will encourage renewable energy and data center construction. These uses will create construction jobs and generate additional tax revenue.
Land Use	LU 5.1	Undertake projects to reduce obstacles to broad development of industrial lands, especially in the Hazen-Swingle Bench Special Planning Area.	The proposed I-3 zone change will make industrial development easier around the Nightingale Interchange than in the existing RR-20 district.
Land Use	LU 6.2	Locate commercial and industrial zones to better separate commercial uses from industrial activity.	The proposed location is remote and completely separated from commercial land uses.

The proposed zone change is in substantial compliance with the 10 of listed Master Plan goals and policies.

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

The applicant is proposing to change six square miles of Rural Resource District (RR-20) to Heavy Industrial District (I-3). Churchill County Code 16.08.220 defines Heavy Industrial District (I-3) as:

16.08.214 Heavy Industrial District (I-3) -The purpose of this district is to provide for heavy industrial activities and land uses that have the great potential for impacting adjacent land uses and infrastructure. This type of zoning should be located away from people and other non-industrial uses, and uses within it may have to develop their own access to roadway and/or railway transportation systems. 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 Title.

The closest active uses to the proposed zone change include two (2) operating geothermal facilities, a solar power generation facility, an industrial food processing facility, and a silica mine, as shown in Exhibit 2 (below). The proposed area is heavily checkerboarded with Federal lands breaking up private ownership. The surrounding Bureau of Reclamation and Bureau of Land Management land makes it difficult to create a traditional large contiguous zoning district.

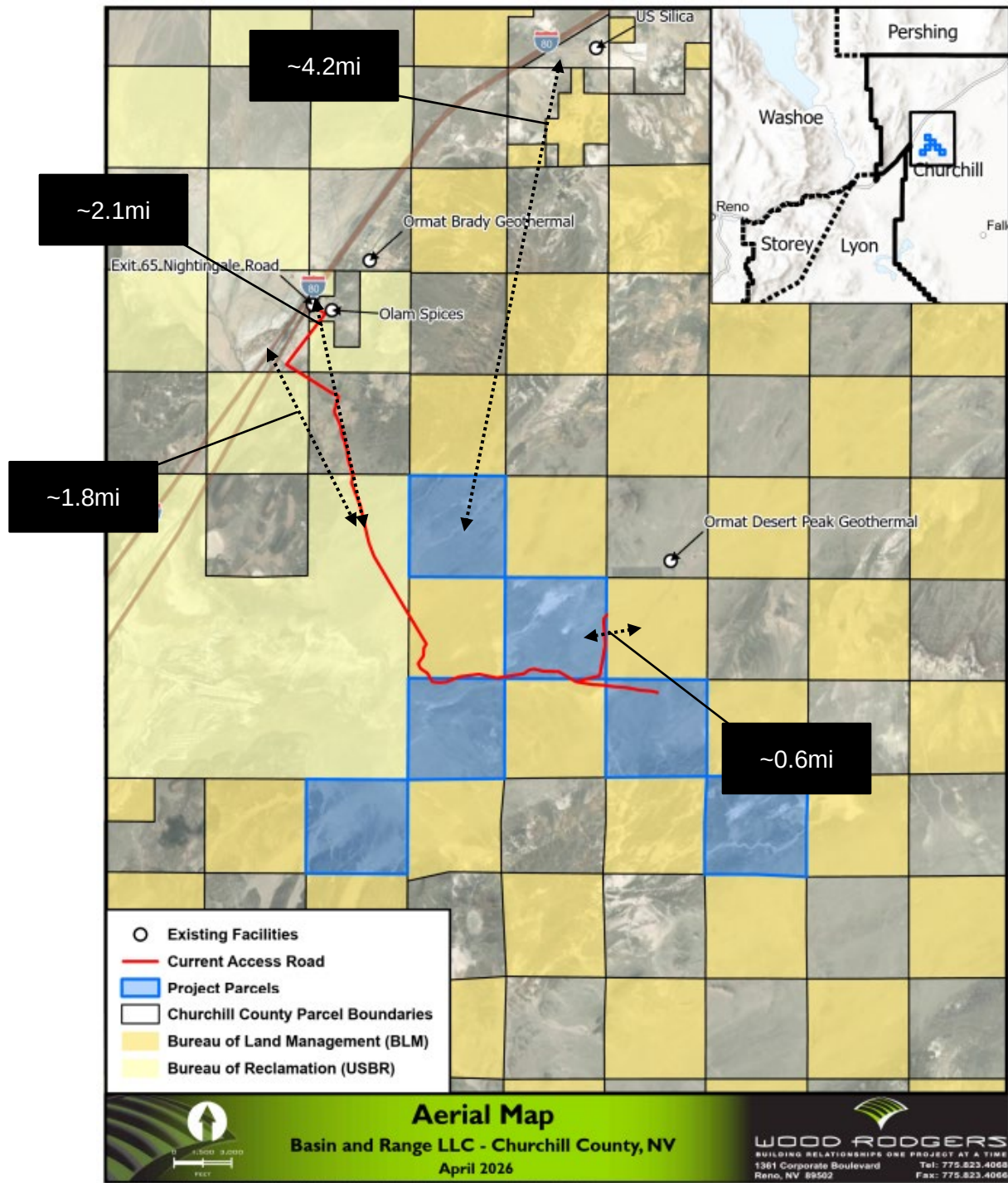


Exhibit 2

The Heavy Industrial District's (I-3) purpose expressly states that the district should be located away from people and other non-industrial uses. The proposed zone change is compatible with the neighboring vacant Federal lands and the general industrial development of land south of the Nightingale Interchange.

Further, the proposed zone change will not have detrimental impacts to other properties in the vicinity. The proposed amendment is changing a large area (6 square miles) broken up by Federal lands to a

use that is similar to nearby industrial uses in an area adjacent to the Master Plan’s Industrial designation, as shown below (Exhibit 3):

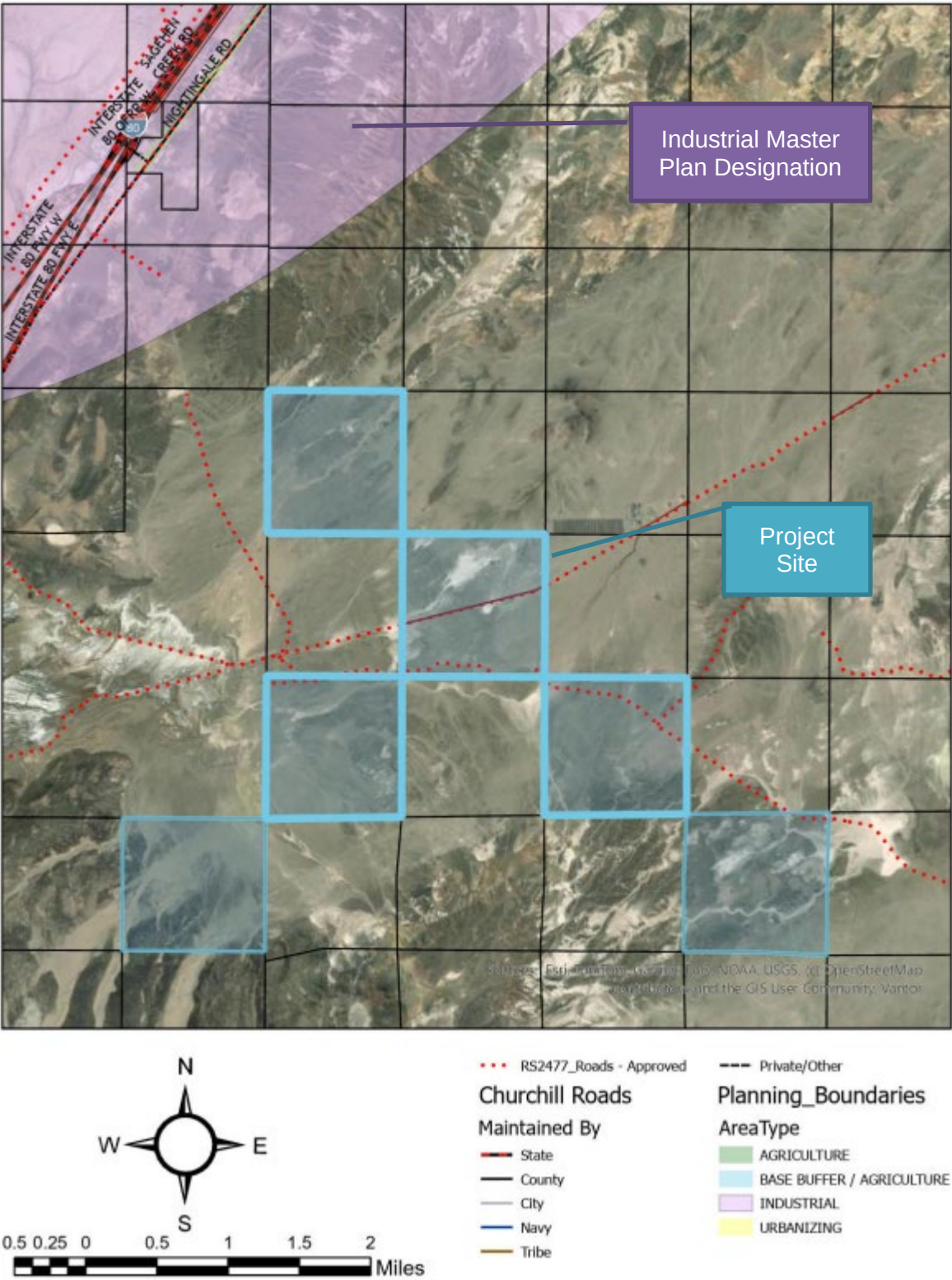


Exhibit 3

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

Churchill County does not have any existing or planned public services or facilities in this area.

The applicant plans to utilize the existing private physical access serving the Ormat Desert Peak Geothermal facility, which meets current fire and road standards. However, they have not secured legal access from the Bureau of Land Management and Ormat.

The current legal status of the proposed access does not adversely impact the public health, safety, and welfare. The proposed zoning of Heavy Industrial (I-3) contemplates development creating their own access to existing roadways. New roadways will need to comply with Churchill County standards. Additionally, Master Plan policy T 13.2 states:

Legal and physical access shall be established prior to approval of development plans. Easements shall be provided as outlined in Churchill County Code and Uniform Fire Code.

The applicant will be required to provide proof of access prior to the issuance of any development plans such as Zoning Reviews, Conditional Zoning Permits, Special Use Permits, or Conditional Use Permits.

Therefore, the proposed zone change will not negatively impact existing or planned public services and will not adversely impact the public health, safety, and welfare.

Public Comment

Staff has received the following comments regarding the proposed application:

- Richard Rice called in support of the proposed zone change from RR-20 to I-3

Reviewing Agency Comments

The following agencies have provided comment on the proposed zone change:

Agency	Reviewer	Comment
NDEP	Carley Crosby	We have received some information and maps regarding the Basin and Range Investment Zone Change Project. A surface area disturbance permit would be required if more than 5 acres of land is being disturbed in the project area. There are some other types of air permits that might be required for this project, this depends on what equipment would be operating and for how long.
NDOW	Cheyenne Trueblood	Both direct and indirect disturbances from development can significantly affect wildlife by altering movement and seasonal use patterns, breeding and nesting behavior, and overall demographic rates. Even when a project's physical footprint is relatively small or does not overlap with critical habitat or designated seasonal use areas, indirect and cumulative impacts from ongoing habitat encroachment can still lead to habitat loss, degradation, and fragmentation, ultimately causing long-term negative effects on wildlife populations. Based on the included maps, these project parcels are outside any critical habitat. The Department's review of the maps indicates that the planned zoning changes are largely surrounded by areas that are already developed. Therefore, the Department has determined that the risk to wildlife and their habitats at this location is lower.

		However, the Department has multiple wildlife occurrences along and near this road, including Desert Horned Lizard, Zebra-Tailed Lizard, Long-Nosed Leopard Lizard, Yellow-Backed Spiny Lizard, Desert Banded Gecko, Great Basin Whiptail, and Great Basin Collared Lizard. Desert Horned Lizard and Long-Nosed Leopard Lizard are both listed as Species of Greatest Conservation Need in the Nevada State Wildlife Action Plan. The construction of a solar power generation facility and accompanying data center has the potential to harm these species. The Department requests that Churchill County confer with NDOW biologists to obtain best-practice guidance on avoidance and minimization techniques if/when this project is initiated for development.
NASF	Robin Schofield	NASF overall has no concerns with the rezoning action. When the project begins to develop the renewable energy part, please have the project component send over any solar glare study that is done with the solar fields. Please be aware that this project falls under multiple FAA VR (Visual Routes) that have a floor of 200AGL. This means that no structure can be 200 feet or taller while under those VRs.



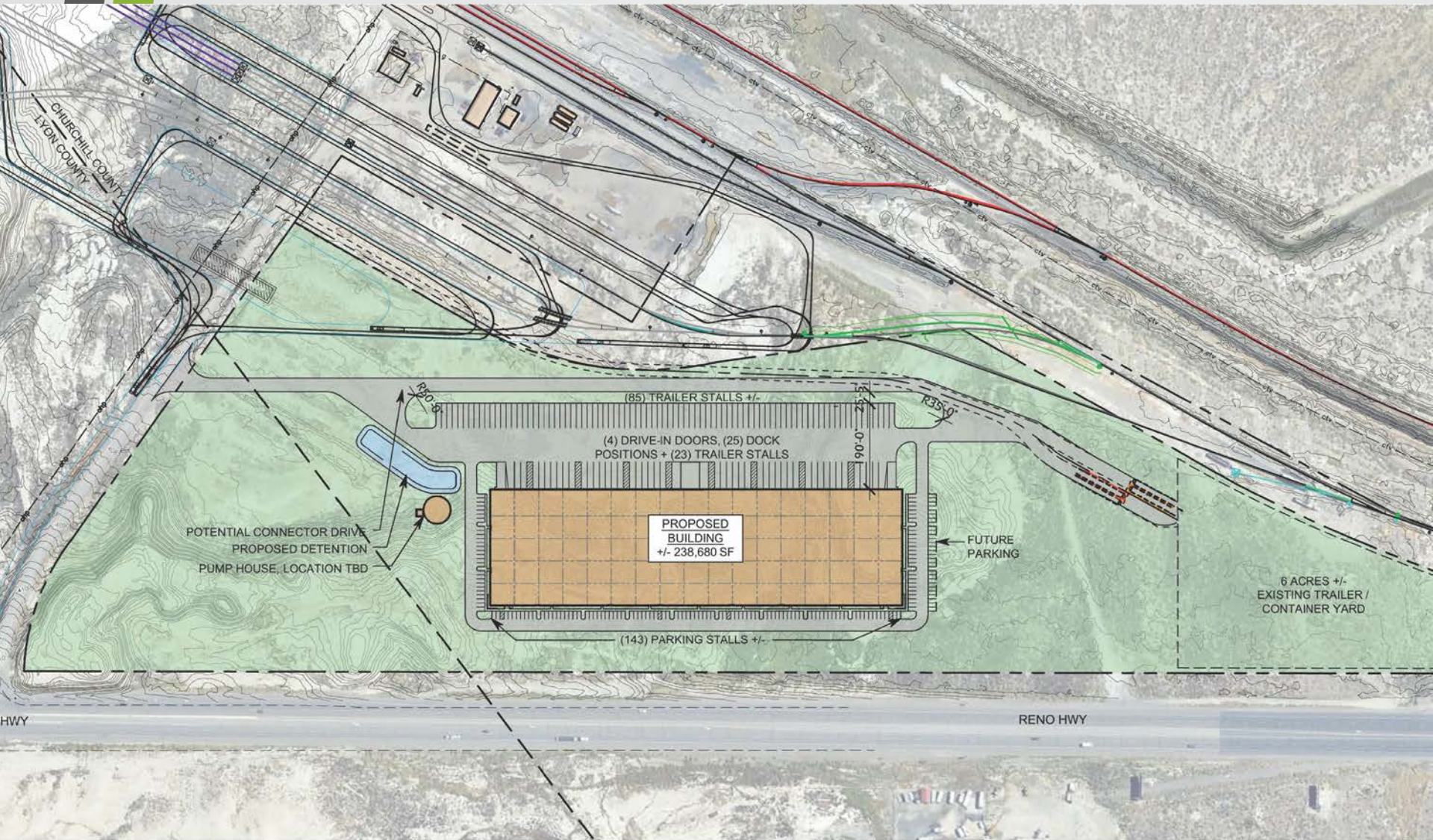
**CHURCHILL COUNTY
PLANNING COMMISSION
HEARING
May 13, 2026**

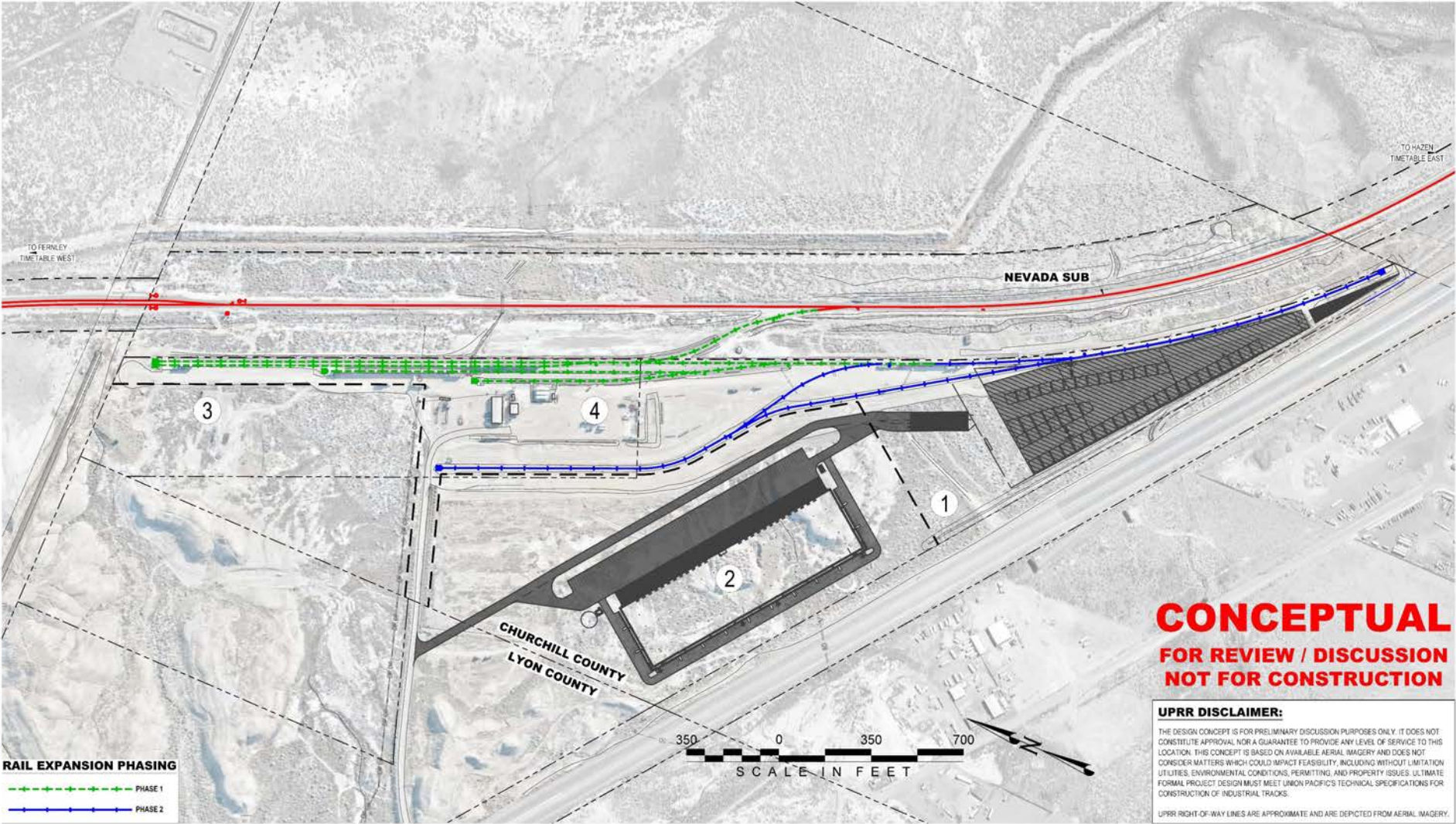
Bryant, SUP Review, 3205 Brookside Circle, APN 008-421-23



ARCO National, SUP Review, 17127 Inland Port Dr, APN 009-251-96







REV#	BY	DATE	DESCRIPTION

EX UPRR TRACK	SHIFT IND TRACK
PROP UPRR TRACK	FUTURE IND TRACK
REMOVE UPRR TRACK	PROP LEASED IND TRK
SHIFT UPRR TRACK	EX LEASED IND TRK
EX IND TRACK	NO RR OPERATIONS
PROP IND TRACK	OTHER IND TRK
REMOVE IND TRACK	RIGHT OF WAY

HAND THROW TURNOUT
POWER TURNOUT
HAND THROW DERAIL
POINT OF CURVE
BRIDGE
SIGNAL

Horrocks

4246 S Riverton Rd. Ste 200 | Salt Lake City, UT 84123
P: 801.359.5565 | www.horrocks.com

2024-0085

UNION PACIFIC

DATE: 2025-03-10
SHEET NUMBER: 1 OF 1

DATE:	DOCUMENT TYPE:	EXHIBIT
4/2/25	UNION PACIFIC RAILROAD	FOR USE IN AGREEMENT WITH FERNLEY BUSINESS PARK, LLC
DRAWN BY: T. BUSHLE	LOCATION & DESCRIPTION:	MP 285.91, NEVADA SUB DARWIN, CHURCHILL Co, NEVADA
CHECKED BY: C. ALLEN		OVERALL PLAN VIEW
DATE: 2025-03-10		
SHEET NUMBER: 1 OF 1		

Tucker, HB SUP, 2966 Indian Lakes Rd, APN 007-391-67

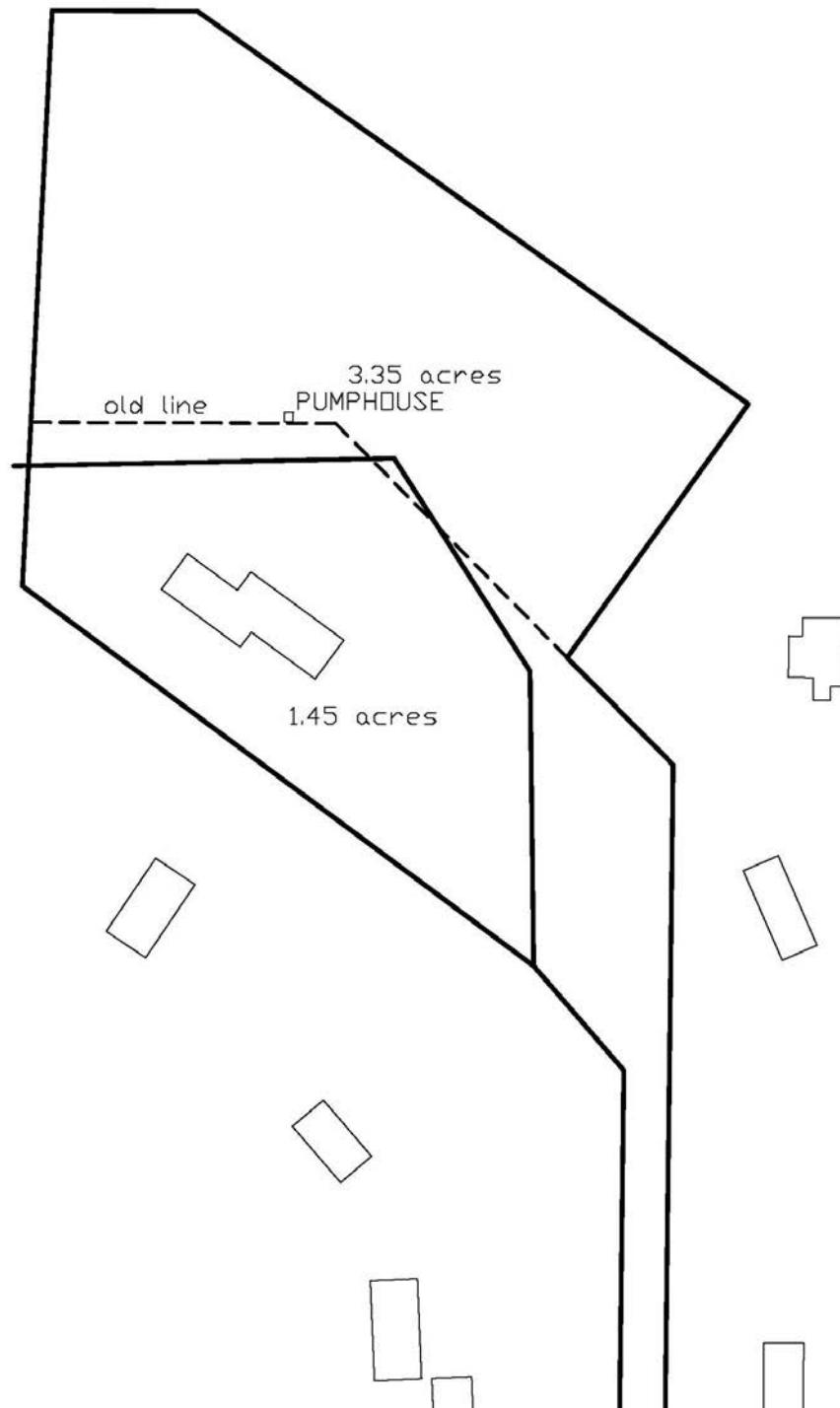




Solinski / Hanifan, Variance

2824 & 2862 Hanifan Way, APNs 006-741-78 & 006-741-79



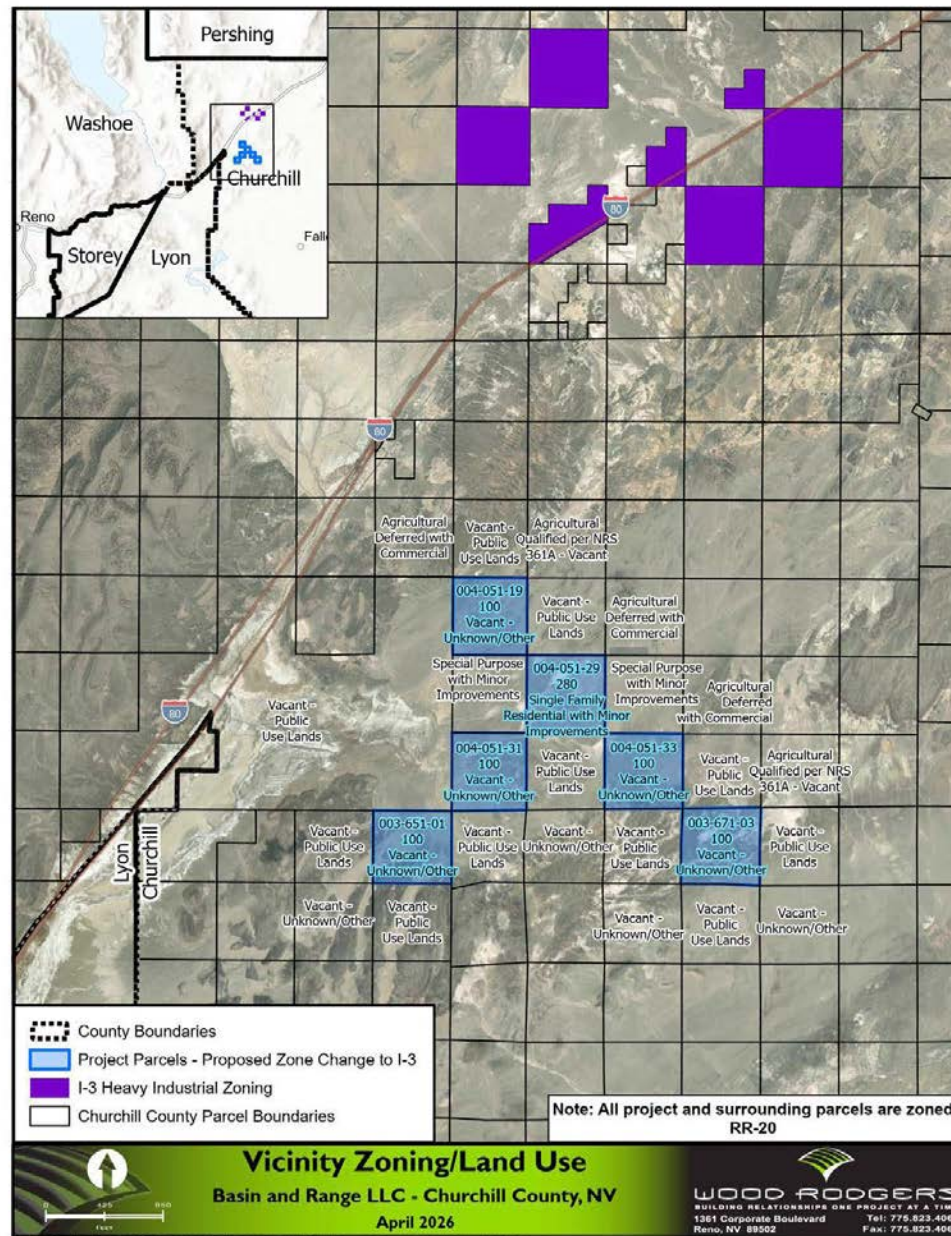


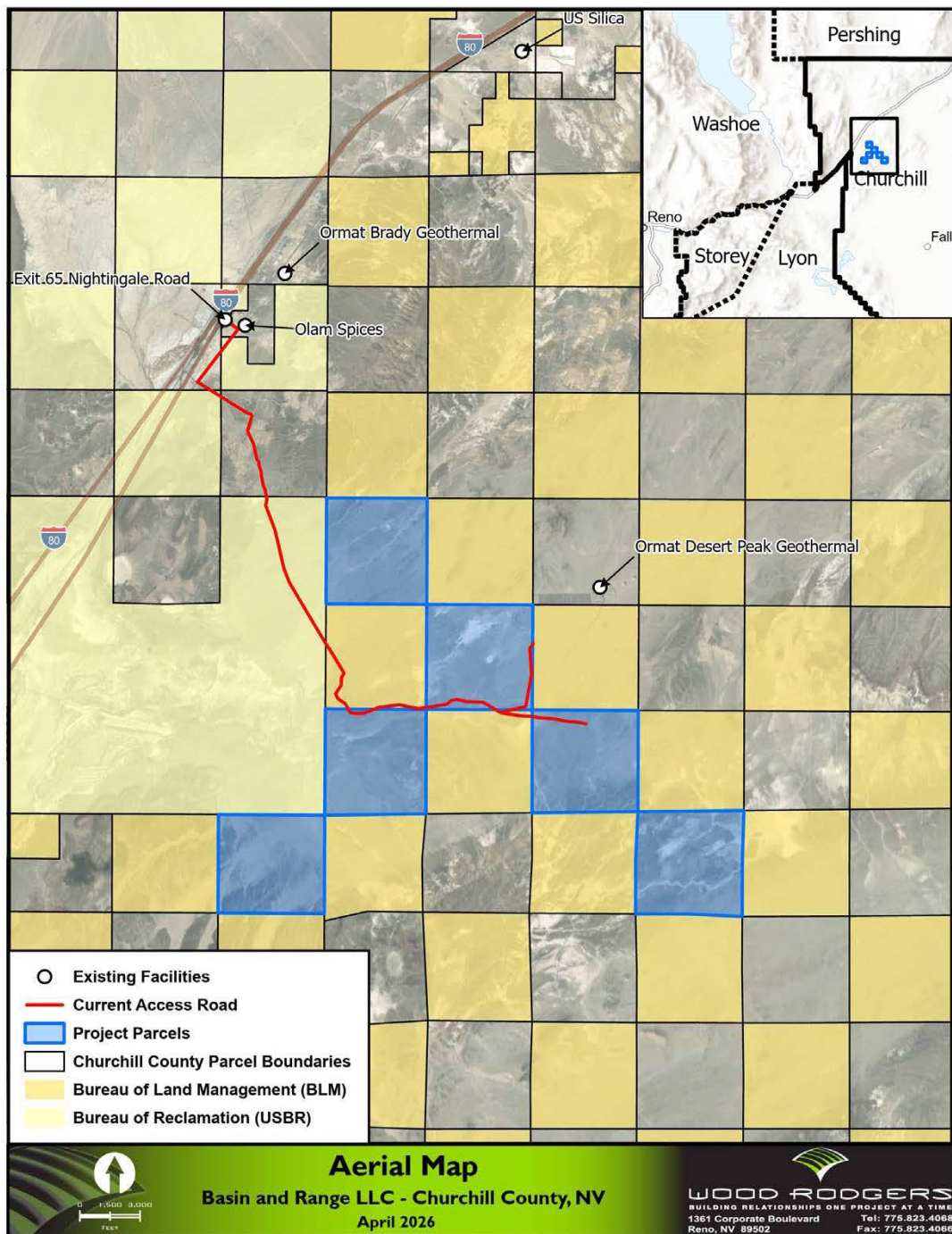




Basin and Range Investments, Zone Change, S of I-80

APNs 004-051-19, 004-051-29, 004-051-31, 004-051-33, 003-651-01, and 003-671-03





Consent Agenda

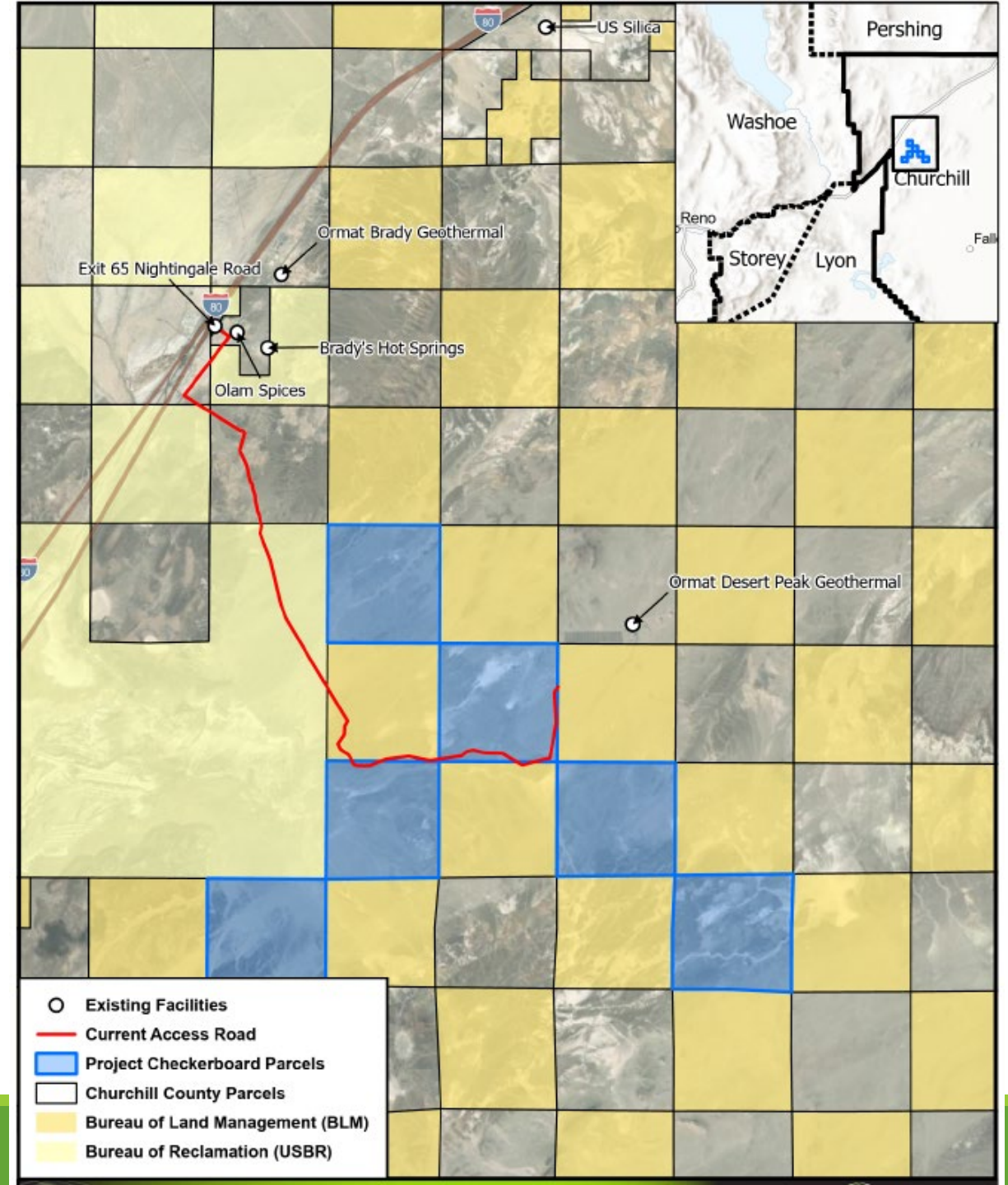
Basin and Range Zone Change

APN's 004-051-19, -29, -31, -33; 003-61-01, & 003-671-03

CHURCHILL COUNTY PLANNING COMMISSION – MAY 13, 2026

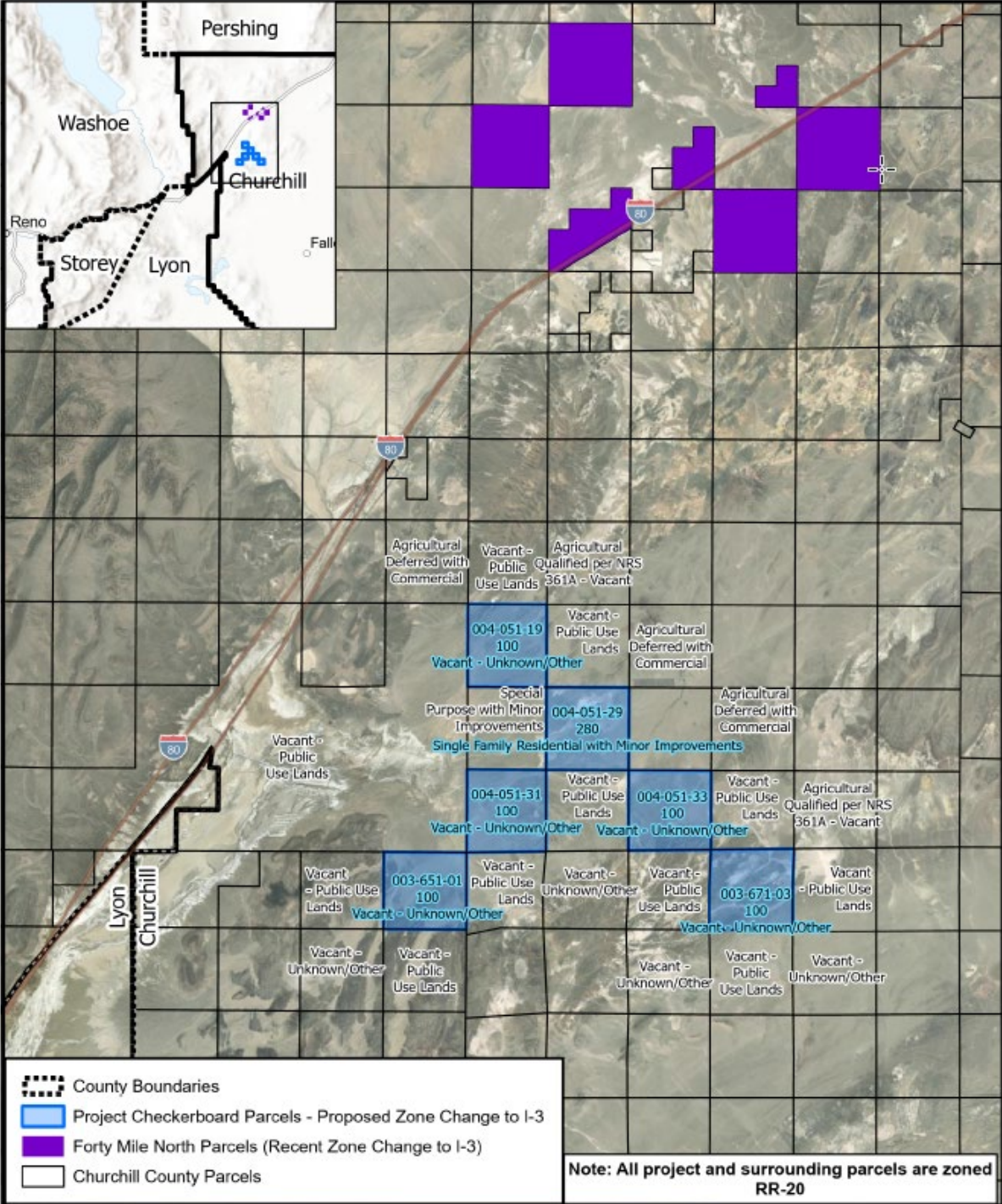


- 6 vacant parcels (privately owned)
 - ~3,709 acres
 - Flat, desert landscape
- Location: Northwest part of Churchill County
 - ~21 miles from Fallon
 - ~2 miles south of Nightingale Intersection/Interstate 80 (Exit 65)
- Access through network of existing private roads currently used by Ormat for adjacent geothermal and solar facility
 - Adjacent to Desert Peak Geothermal and Solar facility
 - BLM reviewing SF299 submitted by Applicant to establish legal access



Existing Zoning: RR-20 (Rural Resource District)

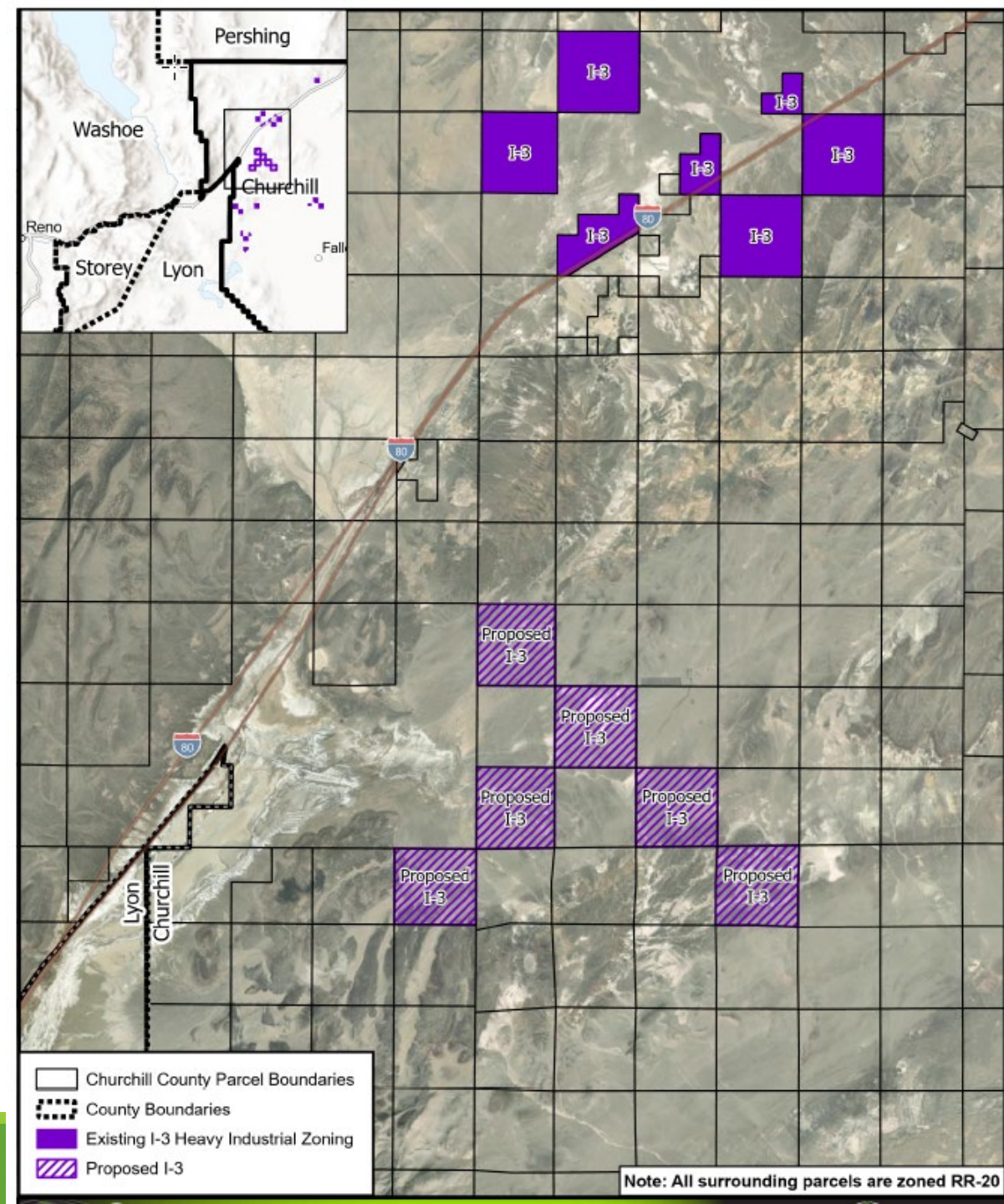
The purpose of this district is to protect and enhance all natural resources including historical and archaeological sites by limiting, controlling and prohibiting certain use of lands.



Heavy Industrial (I-3) is an appropriate designation

- ✓ **Conforms with Master Plan**
- ✓ **Located away from people and other non-industrial uses**
- ✓ **Within close proximity to existing highway corridor with other industrial zoned parcels**
- ✓ **Appropriate for heavy industrial activities, including energy generation and/or solar energy projects**
- ✓ **Facilitates future development of large-scale utility and industrial uses that:**
 - **Require minimal water use**
 - **Are designed with defensible space for fire protection during both construction and operation**
 - **Include non-combustible materials designed to be fire resistant**
 - **Are compatible with adjacent properties and uses (Ormat Desert Peak Geothermal and Solar facility)**

Proposed Zoning



Goal LU2: *All new development must be comprehensively designed to guarantee a sustainable safe, and health environment and integrate into the surrounding neighborhoods.*

Policy LU 2.1: Churchill County shall only approve requests for special use permits, land divisions, and other development proposals that are consistent with the land use map and the policies contained in the Master Plan.

Policy LU 3.1: Churchill County shall ensure that green energy projects meet environmental standards and have a positive impact on the community.

Goal LU5: *Encourage industrial expansion that is supportive of economic development and job creation.*



Heavy Industrial: Allowed Uses

Agricultural Production
Animal Feeding Operation
Dairy/Feed Lot
Light Wood Processing and Storage
Light Milk/Cheese Processing and Storage
Light Meat Processing and Storage
Light Crop Processing and Storage
Geologic Drilling Activities
Oil and Gas Extraction
Mineral Extraction and Processing (including batch plants)
Warehouse Storage and Distribution
Off-Premises Outdoor Storage (for business/personal use)
Hazardous Materials Storage – Indoors or Outdoors
Data Storage and Data Processing Facilities
Light Manufacturing (indoors & benign)
Heavy Manufacturing
Basic Chemical Manufacturing or Storage
Hazardous Chemical Manufacturing or Storage
Bitumen Emulsion Plant

Bulk Fuel Storage and Distribution (<100,000 gal)
Explosive or Combustible Materials Testing
Tire Retreading/Rebuilding
Junkyard, Salvage Yard, Wrecking Yard
Asphalt and Concrete Batch Plants
Improved Passive Outdoor Recreation
Outdoor Shooting Range
Beverage Distributor
Auction House
Off-premise storage inside a building
Eating and Drinking Establishment
Laboratory (chemical testing)
Materials Testing
Waste Collection Service
On Site/Off-site advertising
Parking Lot for Operable Vehicles
Towing Business
Trucking Business/Package Delivery
Fleet Vehicle Parking and Maintenance Facility
Ground Transportation Terminal
Airport
Rail Based Services and Industrial Parks

Utility Transmission Line
Utility Handling Facility Communication Tower and antennas
Recycling Drop Box/Station
Recycling Facility
Solid Waste Transfer Station
Solid Waste Landfill
Hazardous, Infectious, or Explosive Materials Disposal/Landfill
Minor Power Generation (renewable energy or fuel based)
Major Power Generation (renewable energy or fuel based)

Questions?

Wood Rodgers, Inc
Stacie Huggins

shuggins@woodrogers.com

**IRGRA Port of Nevada
238,680 SF Spec Warehouse
17127 Inland Port Drive
Churchill County, NV 89408
ARCO Job O129**

PROJECT NARRATIVE

April 30, 2026

The following contractors completed work for the above-mentioned project:

- Greenwood Excavating (Earthwork & Site Utilities).
- L&H Concrete, LLC (Curbs & Sidewalks)
- Tedesco Pacific (Concrete tilt-up, Flatwork, & Foundations).
- Northern Nevada Rebar (Rebar Supply & Install).
- Holland Roofing (Roofing & Sheet Metal).
- Graydaze Contracting (Painting & Caulking).
- H&D Construction (Drywall, Framing & Door Install).
- Alexander Mechanical (HVAC).
- Vasko Electric, Inc. (Design-Build Electric).
- L&L Plumbing & Heating (Plumbing).
- F.E. Moran (Design-Build Fire Protection).

Progress Update:

- Greenwood Excavating is continuing work on the following tasks:
 - Underground storm line installation – 100% Complete.
 - Underground water line installation – 100% Complete.
 - Roof drain installation – 100% Complete.
 - Final grading for curb – 100% Complete.
 - Stone base installation – 90% Complete.
 - Fine grading for paving – 40% Complete.
- L&H Concrete has completed work on the following items:
 - Truck curb form and pour – 100% Complete.
- Tedesco Pacific is continuing work on the following tasks:
 - Dock pit forming & pourbacks – 80% Complete.
 - Dock apron pours – 85% Complete.
- Northern Nevada Rebar is continuing work on the following tasks:
 - Pump house and tank foundation rebar installation – 100% Complete.
 - Reinforcing installation in pourback areas – 90% Complete.
- Holland Roofing has completed work on the following items:
 - Roofing insulation – 100% Complete.
 - Roof membrane installation – 100% Complete.
 - Coping cap installation – 100% Complete.
- Graydaze Contracting has completed the following items:
 - Above grade caulking between tilt panels – 100% Complete.
 - Tilt panel primer – 100% complete.
 - Texture application – 50% Complete.

- Exterior final coat – 40% Complete.
- H&D Construction has completed work on the following items for the electrical room:
 - Framing and drywall – 100% Complete.
 - Drywall finishing – 80% Complete.
- Alexander Mechanical has completed work on the following items:
 - Roof curb delivery & installation – 100% Complete.
 - MAU delivery and installation – 100% complete.
- Vasko Electric has completed work on the following items:
 - Dock wall electrical rough-in – 100% Complete.
 - Warehouse panel rough-in – 90% Complete.
 - Switchgear installation & inspection – 100% Complete.
- L&L Plumbing & Heating has completed work on the following items:
 - Overhead domestic water piping installation – 100% Complete.
- F.E. Moran has completed work on the following items:
 - Overhead sprinkler piping installation – 80% Complete.
- Coordination with local AHJ's to confirm required submission documents and current review schedules. Including:
 - Churchill County Building Department – Building Permit – **Received**
 - Churchill County Planning & Zoning – Mass Grading Permit – **Received**
 - NDEP Air Quality Department – SAD Permitting - **Received**
 - NDEP Division of Environmental Protection – Bureau of Water Pollution Control – SWPPP and NOI Permitting - **Received**
 - Special Use Permit – **Received**
 - Nevada Department of Water Resources – Well Water Rights – **Received 4/10/25.**
 - Nevada Division of Water Resources NOI – **Received 8/11/25.**
 - Bureau of Clean Drinking Water – Well Construction – **Well Casing Design Approval Received.**
 - Nevada Department of Health – Septic Permitting – **Received 8/4/25.**
 - Nevada State Fire Marshal – Fire Life Safety Permit – **Received on 2/6/26.**
 - Nevada State Fire Marshal – Fire Suppression Permitting – **Received on 2/26/26.**
 - Nevada Department of Transportation – Traffic Impact Letter/Study – **Received 8/25/25.**
 - Nevada Energy – **Final design drawings received on 2/14/2025.**

April 10, 2024

Regarding the Variance VAR26-4
and Boundary line adjustment,

I approve of this change.

Georgia Hanifan
2862 Hanifan Way
Fallon, NV 89406

April 6, 2026

Churchill County Planning Department
270 S. Maine Street, Suite A
Fallon, Nevada 89406

**Re: Support for Variance Application VAR26-4 and Boundary Line Adjustment
Properties: 2824 & 2862 Hanifan Way – Hanifan Family Trust**

To Whom It May Concern:

I am writing in reference to the Notice of Application and Public Hearing dated March 31, 2026, regarding Variance Application VAR26-4 for the properties located at 2824 and 2862 Hanifan Way.

I am the duly authorized Executor of the Hanifan Family Trust, which holds ownership interest in the subject properties.

On behalf of the Trust, I am fully aware of and in support of the proposed boundary line adjustment associated with this application. The adjustment is intended to address existing site conditions and improve the logical configuration and ownership alignment of the parcels, both of which are existing non-conforming parcels.

We understand that the proposal will not create any additional parcels or increase density, and we believe it is consistent with the character of the surrounding area. The requested variance and boundary line adjustment represent a reasonable and practical solution given the longstanding conditions of the properties.

Accordingly, the Hanifan Family Trust supports approval of Variance Application VAR26-4 and the associated boundary line adjustment.

Please feel free to contact me if any additional information or documentation is needed.

Sincerely,



Kenneth M Hanifan
Executor

RE: Churchill County Planning Commission agenda item for 5/13/26 meeting, Solinski Variance, VAR26-4

From Maria Menjivar <maria.menjivar@centralnevadahd.org>

Date Tue 4/14/2026 1:14 PM

To Diane Moyle <diane.moyle@churchillcountynv.gov>; dianebaley60@gmail.com <dianebaley60@gmail.com>; Jeff Cruess <thesurveyor1951@aol.com>; Gary Fowkes <gary.fowkes@churchillcountynv.gov>

Cc Randy Hines <Randy.Hines@churchillcountynv.gov>; Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>

Hi Diane,

No comments from Environmental Health Services for the property line adjustment at this time.

Thank you,

Maria Menjivar



Maria Menjivar

Environmental Health Manager
485 West B Street, Fallon, NV 89406
C: (775) 427 – 3942
O: (775) 867 – 8181 Ext. 1019

<https://www.centralnevadahd.org/environmental-health-services/>

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From: Diane Moyle <diane.moyle@churchillcountynv.gov>

Sent: Tuesday, April 14, 2026 12:50 PM

To: Maria Menjivar <maria.menjivar@centralnevadahd.org>; dianebaley60@gmail.com; Jeff Cruess <thesurveyor1951@aol.com>; Gary Fowkes <gary.fowkes@churchillcountynv.gov>

Cc: Randy Hines <Randy.Hines@churchillcountynv.gov>; Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>

Subject: Churchill County Planning Commission agenda item for 5/13/26 meeting, Solinski Variance, VAR26-4

Importance: High

Attached is a copy of the variance application and site plan proposed for the 5/13/2026 Planning Commission meeting. Please submit comments to me, to be included with the agenda, and Dan Cahalane, Senior Planner, to be considered in the staff report, as soon as possible and before April 30, 2026.

Diane Moyle

Administrative Assistant

planning-admin@churchillcountynv.gov

Public Works, Planning & Building Department

270 S Maine Street, Suite A

Fallon, NV 89406

775-423-7627 Main Phone

Churchill County is an equal opportunity employer and provider.

RE: "[EXTERNAL]"Churchill County Planning Commission agenda item for the 5/13/2026 meeting, H & R Trucking, SUP26-8

From Stewart Nichols <stewart.nichols@cccomm.co>
Date Tue 4/14/2026 2:02 PM
To Diane Moyle <diane.moyle@churchillcountynv.gov>
Cc Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>

Caution: This email originated from outside of the Churchill County organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department.

No comment CC Comm

From: Diane Moyle <diane.moyle@churchillcountynv.gov>
Sent: Tuesday, April 14, 2026 9:46 AM
To: Graham, Jason <jgraham@dot.nv.gov>; D2 Traffic DL <d2traffic@dot.nv.gov>; Stewart Nichols <stewart.nichols@cccomm.co>; Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>; Brad Dolan <FM@fallonfire.org>; Gary Fowkes <gary.fowkes@churchillcountynv.gov>; Richard Hickox <RHickox@so.churchill.nv.us>
Cc: Randy Hines <Randy.Hines@churchillcountynv.gov>; Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>
Subject: "[EXTERNAL]"Churchill County Planning Commission agenda item for the 5/13/2026 meeting, H & R Trucking, SUP26-8

Attached is a copy of the minor special use permit application and site plan proposed for the 5/13/2026 Planning Commission meeting. Please submit comments to me, to be included with the agenda, and Dan Cahalane, Senior Planner, to be considered in the staff report, as soon as possible and before April 30, 2026.

Diane Moyle

Administrative Assistant

planning-admin@churchillcountynv.gov

Public Works, Planning & Building Department

270 S Maine Street, Suite A

Fallon, NV 89406

775-423-7627 Main Phone

Churchill County is an equal opportunity employer and provider.

Basin and Range Investment Zone Change Project air permit applicability

From Carley Crosby <ccrosby@ndep.nv.gov>

Date Tue 4/14/2026 2:14 PM

To Diane Moyle <diane.moyle@churchillcountynv.gov>

Cc Tanya Soleta <tsoleta@ndep.nv.gov>; Shantell Davis <shantell.davis@ndep.nv.gov>; Jennifer Schumacher <jschumacher@ndep.nv.gov>; Jessica Lunz <jlunz@ndep.nv.gov>

Caution: This email originated from outside of the Churchill County organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department.

Good afternoon,

We have received some information and maps regarding the Basin and Range Investment Zone Change Project. A surface area disturbance permit would be required if more than 5 acres of land is being disturbed in the project area. There are some other types of air permits that might be required for this project, this depends on what equipment would be operating and for how long. There is some information about this on our website here: <https://ndep.nv.gov/air/permitting/permit-guidance#type-permit>

Please let us know if you have any questions about which air permits might be required for this project.

Thank you

Carley Crosby

Environmental Scientist II

Permitting Branch, Bureau of Air Pollution Control

Nevada Division of Environmental Protection

Department of Conservation and Natural Resources

901 S. Stewart Street, Suite 4001

Carson City, NV 89701

ccrosby@ndep.nv.gov

(O) 775-687-9553 | (F) 775-687-5856

Schofield, Robin M CIV USN (USA)

From: Schofield, Robin M CIV USN (USA)
Sent: Wednesday, April 29, 2026 1:42 PM
To: 'Diane Moyle'; 'Dan Cahalane'
Cc: Randy Hines
Subject: RE: Churchill County Planning Commission agenda item for 5/13/26 meeting, Basin and Range Investments Zone Change, ZC26-1
Signed By: robin.m.schofield2.civ@us.navy.mil

Good Afternoon Diane and Dan,

NASF overall has no concerns with the rezoning action.

When the project begins to develop the renewable energy part, please have the project component send over any solar glare study that is done with the solar fields.

Please be aware that this project falls under multiple FAA VR (Visual Routes) that have a floor of 200AGL. This means that no structure can be 200 feet or taller while under those VRs.

Thank you.

V/R,

Robin Schofield
NASF Community Planning and Liaison Officer
U.S. Naval Air Station Fallon, Nevada
robin.m.schofield2.civ@us.navy.mil
Office: 775-426-2925

From: Diane Moyle <diane.moyle@churchillcountynv.gov>
Sent: Tuesday, April 14, 2026 10:08 AM
To: cody@tcid.org; blm_nv_ccdo_lands@blm.gov; Robin Schofield (robin.schofield@navy.mil) <robin.schofield@navy.mil>; 'Katie Andrie' <kmandrie@ndow.org>; 'jkleiber@ndow.org' <jkleiber@ndow.org>; rlpalmer@shpo.nv.gov; Sthompson@dcnr.nv.gov; 'ndepairadmins@ndep.nv.gov' <ndepairadmins@ndep.nv.gov>; Loren Borst <lborst@ndep.nv.gov>; 'mark.feest@cccomm.co' <mark.feest@cccomm.co>; dianealey60@gmail.com; paul@shawengineering.com; Richard Hickox <RHickox@so.churchill.nv.us>; Brad Dolan <FM@fallonfire.org>; Gary Fowkes <gary.fowkes@churchillcountynv.gov>
Cc: Randy Hines <Randy.Hines@churchillcountynv.gov>; Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>
Subject: [Non-DoD Source] Churchill County Planning Commission agenda item for 5/13/26 meeting, Basin and Range Investments Zone Change, ZC26-1

Attached is a copy of the zone change application and site plans proposed for the 5/13/2026 Planning Commission meeting. Please submit comments to me, to be included with the agenda, and Dan Cahalane, Senior Planner, to be considered in the staff report, as soon as possible and before April 30, 2026.

Diane Moyle
Administrative Assistant
planning-admin@churchillcountynv.gov

Public Works, Planning & Building Department
270 S Maine Street, Suite A
Fallon, NV 89406
775-423-7627 Main Phone

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RE: Churchill County Planning Commission agenda item for 5/13/26 meeting, Basin and Range Investments Zone Change, ZC26-1

From Cheyenne Trueblood <cheyenne.trueblood@ndow.org>

Date Tue 4/28/2026 3:05 PM

To Diane Moyle <diane.moyle@churchillcountynv.gov>

Cc Graham Mills <Graham.Mills@ndow.org>

Caution: This email originated from outside of the Churchill County organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department.

Hi Diane,

Thank you for reaching out to the Nevada Department of Wildlife on the Basin and Range Investments Zone Change, ZC26-1 project.

The Department provides the following wildlife-related comments:

Both direct and indirect disturbances from development can significantly affect wildlife by altering movement and seasonal use patterns, breeding and nesting behavior, and overall demographic rates. Even when a project's physical footprint is relatively small or does not overlap with critical habitat or designated seasonal use areas, indirect and cumulative impacts from ongoing habitat encroachment can still lead to habitat loss, degradation, and fragmentation, ultimately causing long-term negative effects on wildlife populations.

Based on the included maps, these project parcels are outside any critical habitat. The Department's review of the maps indicates that the planned zoning changes are largely surrounded by areas that are already developed. Therefore, the Department has determined that the risk to wildlife and their habitats at this location is lower. However, the Department has multiple wildlife occurrences along and near this road, including Desert Horned Lizard, Zebra-Tailed Lizard, Long-Nosed Leopard Lizard, Yellow-Backed Spiny Lizard, Desert Banded Gecko, Great Basin Whiptail, and Great Basin Collared Lizard. Desert Horned Lizard and Long-Nosed Leopard Lizard are both listed as Species of Greatest Conservation Need in the Nevada State Wildlife Action Plan. The construction of a solar power generation facility and accompanying data center has the potential to harm these species. The Department requests that Churchill County confer with NDOW biologists to obtain best-practice guidance on avoidance and minimization techniques if/when this project is initiated for development.

The Department appreciates your continued coordination on this project and is available to discuss these recommendations further. Please contact me directly with questions regarding our comments.

Thank you,



**Cheyenne (Acevedo)
Trueblood**

Western Region Supervising
Habitat Biologist
Habitat Division

Phone: (775) 688-1145

Email:

cheyenne.trueblood@ndow.org

Nevada Department of Wildlife
1100 Valley Road
Reno, Nevada 89512

**Support Nevada's Wildlife...
buy a Hunting & Fishing
license!**

State of Nevada Confidentiality Disclaimer: This message is intended only for the named recipient. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited

From: Diane Moyle <diane.moyle@churchillcountynv.gov>

Sent: Tuesday, April 14, 2026 10:15 AM

To: Robin Reed <rreed@shpo.nv.gov>; Cheyenne Trueblood <cheyenne.trueblood@ndow.org>

Subject: Fw: Churchill County Planning Commission agenda item for 5/13/26 meeting, Basin and Range Investments Zone Change, ZC26-1

WARNING - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I received an email notice from the person we originally emailed to contact you instead. Please see the email below and provide comments as soon as possible.

Diane Moyle

Administrative Assistant

planning-admin@churchillcountynv.gov

Public Works, Planning & Building Department

775-423-7627 Main Phone

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From: Diane Moyle <diane.moyle@churchillcountynv.gov>

Sent: Tuesday, April 14, 2026 10:07 AM

To: cody@tcid.org <cody@tcid.org>; blm_nv_ccdo_lands@blm.gov <blm_nv_ccdo_lands@blm.gov>; Robin Schofield (robin.schofield@navy.mil) <robin.schofield@navy.mil>; 'Katie Andrle' <kmandrle@ndow.org>; 'jkleiber@ndow.org' <jkleiber@ndow.org>; rlpalmer@shpo.nv.gov <rlpalmer@shpo.nv.gov>; Sthompson@dcnr.nv.gov <Sthompson@dcnr.nv.gov>; 'ndepairadmins@ndep.nv.gov' <ndepairadmins@ndep.nv.gov>; Loren Borst <lborst@ndep.nv.gov>; 'mark.feest@cccomm.co' <mark.feest@cccomm.co>; dianeale60@gmail.com <dianeale60@gmail.com>; paul@shawengineering.com <paul@shawengineering.com>; Richard Hickox <RHickox@so.churchill.nv.us>; Brad Dolan <FM@fallonfire.org>; Gary Fowkes <gary.fowkes@churchillcountynv.gov>

Cc: Randy Hines <Randy.Hines@churchillcountynv.gov>; Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>
Subject: Churchill County Planning Commission agenda item for 5/13/26 meeting, Basin and Range Investments Zone Change, ZC26-1

Attached is a copy of the zone change application and site plans proposed for the 5/13/2026 Planning Commission meeting. Please submit comments to me, to be included with the agenda, and Dan Cahalane, Senior Planner, to be considered in the staff report, as soon as possible and before April 30, 2026.

Diane Moyle

Administrative Assistant

planning-admin@churchillcountynv.gov

Public Works, Planning & Building Department

270 S Maine Street, Suite A

Fallon, NV 89406

775-423-7627 Main Phone

Churchill County is an equal opportunity employer and provider.

**legals-
churchill co.****NOTICE TO CREDITORS**

Notice is hereby given that the undersigned is a beneficiary under a Deed Upon Death executed by LYNDA CICEU as "Grantor" on June 7, 2024, and recorded in the office of the Lyon County Recorder as Document #682605 affecting title to 1601 Lou Ct., Fernley, NV 89408 and a Deed Upon Death executed by LYNDA CICEU as "Grantor" on March 2, 2026, and recorded in the office of the Lyon County Recorder as Document #705048 affecting title to 1705 Ralph Ct., Fernley, NV 89408. Notice is given that LYNDA CICEU died on March 20, 2026, and that said Grantor had a date of birth of August 20, 1956. A creditor having a claim against the Grantor or her estate must file a claim with the undersigned at the address given below within 90 days after the first publication of this notice.

Dated: This 10th day of April, 2026.

/s/
WESTLEY DORAN
1601 Lou Ct.
Fernley, NV 89408

/s/
SEAN A. ROWE
Attorney at Law
MACKEDON
deBRAGA & ROWE

**legals-
lyon co.**

CASE NO.: 26-PT-0199
DEPT. NO.: I

**IN THE THIRD JUDICIAL DISTRICT COURT
OF THE STATE OF NEVADA
IN AND FOR THE COUNTY OF LYON**

In the Matter of the Estate of
MARK A. OLDHAM, aka
MARK ALLEN OLDHAM,
Deceased.

NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN that Teresa A Frank as been duly appointed and qualified by the above-entitled Court on March 31, 2025, as Administrator of the estate of Mark A. Oldham, also known as Mark Allen Oldham, deceased.

All creditors having claims against said estate are required to file the same, with the proper vouchers attached, with the Clerk of the Court within sixty (60) days after the first publication, or mailing, of this notice (as the case may be).
DATED this 17th day of April, 2026.

LAW OFFICES OF RYAN J. EARL

By: /s/ Ryan J. Earl
Ryan J. Earl, Esq.
548 W. Plumb Lane, Suite B
Reno, NV 89509
Attorney for Administrator

Pub Date: April 30, May 7, 14, 2026 Ad # 61138

**legals-
churchill co.****NOTICE TO CREDITORS**

Notice is hereby given that the undersigned is a beneficiary under a Deed Upon Death executed by DENNIS KATHREIN as "Grantor" on August 18, 2017, and recorded in the office of the Churchill County Recorder as Document #462668 and Document #462670 affecting title to 1731 Roberson Ln

**legals-
churchill co.**

Case No.:
26-10DC-0204

**IN THE TENTH
JUDICIAL DISTRICT COURT OF THE
STATE OF NEVADA
IN AND FOR THE
COUNTY OF
CHURCHILL**

In the Matter of the
Estate of
JUNE I. MANHIRE,
Deceased.

**NOTICE TO CREDITORS
(90-DAY NOTICE)**
NOTICE IS HEREBY
GIVEN that the

**legals-
churchill co.**

Case No.:

26-10DC-0407

*The undersigned
hereby affirms that this
document DOES
NOT contain the social
security number of any
person.*

**IN THE TENTH
JUDICIAL DISTRICT COURT OF THE
STATE OF NEVADA
IN AND FOR THE
COUNTY OF
CHURCHILL**

In the Matter of the
Estate of
DAVID JACKSON
WARREN,
Deceased.

**NOTICE OF THE
HEARING ON THE
PETITION FOR
APPOINTMENT
OF EXECUTOR
FOR ISSUANCE
OF LETTERS
TESTAMENTARY
AND FOR SUMMARY
PROBATE
ADMINISTRATION**

Notice is hereby given that DAVID KLEBER KIL WARREN, has filed in this Court a Petition for Appointment of Executor for Issuance of Letters Testamentary and for Summary Probate Administration as to the estate of DAVID JACKSON WARREN deceased, and a hearing has been set for 5th DAY OF May 2026 at 9:00 o'clock a.m., or as soon thereafter as counsel may be heard, at the courthouse of the

**legals-
churchill co.****NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held in the Churchill County Administrative Complex, 155 North Taylor Street, County Commission Chambers, Fallon, Nevada, on **Wednesday, May 13, 2026**, starting at **6:00 p.m.** The Churchill County Planning Commission will hold a public hearing on the following request:

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.

If you cannot attend the Planning Commission meeting, written comments may be submitted to the Public Works, Planning & Building Department, 270 S Maine Street, Suite A, Fallon, NV 89406, before 5:00 p.m., May 12, 2026. A copy of the application is on file and available for public inspection at the Churchill County Public Works, Planning & Building Department. We will also post a scanned copy of the application on May 7, 2026 with our Planning Commission agenda on our web page at www.churchillcountynv.gov under Agendas & Minutes for the May 13, 2026 meeting. The Planning Commission will make a recommendation to the Board of County Commissioners, who will make a final decision.

Pub Date: April 30, 2026

Ad # 61196

**legals-
lyon co.**

CASE NO.:
26-CV-0435

DEPT. NO.:

**DISTRICT COURT
LYON COUNTY,
NEVADA**

In the Matter of

**legals-
churchill co.**

CASE NO.:
26-10DC-0474

DEPT. NO.:

**DISTRICT COURT
CHURCHILL
COUNTY, NEVADA**

In the Matter of

**legals-
churchill co.**

**BEFORE THE PUBLIC UTILITIES
COMMISSION OF NEVADA
NOTICE OF PETITION**

On April 15, 2026, Nevada Power Company d/b/a NV Energy ("Nevada Power") filed a petition, designated as Docket No. 26-04022, requesting Commission approval to reallocate unused capacity from the Residential Customer Category to the Non-residential Customer Category pursuant to the NV GreenEnergy Rider Schedule No. NGR.

This notice serves only to notify the public that the Commission has received the above-referenced filing. It is the responsibility of interested persons to review the filing and monitor the proceedings to determine their desired levels of involvement based on how this matter may affect their unique situations. The details provided within this notice are for informational purposes only and are not meant to be an all-inclusive overview of the filing. The Commission may consider and adopt alternative proposals not contained within the filing, but which are related to the subject matter of the filing and supported by substantial evidence.

Nevada Power filed the petition pursuant to the Nevada Revised Statutes and the Nevada Administrative Code ("NAC") Chapters 703 and 704, including, but not limited to, NAC 703.540. Interested persons may file comments on or before WEDNESDAY, MAY 13, 2026.

The petition is available for public viewing on the Commission's website: <https://puc.nv.gov>; and at the offices of the Commission: 1150 East William Street, Carson City, Nevada 89701 and 9075 West Diablo Drive, Suite 250, Las Vegas, Nevada 89148. A person must request in writing to be placed on the service list for this proceeding to receive any further notices in this matter.

By the Commission,
/s/

TRISHA OSBORNE,
Assistant Commission Secretary

Dated: Carson City, Nevada
4/17/26
(SEAL)

Pub Date: April 30, 2026

Ad # 61265

PLEASE PRINT YOUR NAME AND CONTACT INFO

[illegible]