



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

270 S. Maine Street, Suite A

Fallon, Nevada 89406

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

AGENDA

PLEASE POST

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

DATE & TIME: July 8, 2026 at 6:00 PM

TYPE OF MEETING: Regularly Scheduled Planning Commission Meeting

Live Webcasting:

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

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

Notes:

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

AGENDA:

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Public Comment**
- 4. Verification of the Posting of the Agenda**
- 5. Verification of notification of all landowners in accordance with NRS and the**

Churchill County Consolidated Development Code

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

A June 10, 2026 Public Hearing

7. Old Business

- A Consideration and possible action re: Renewal of a temporary use permit, TUP384, previously granted to Keary Basford on 8/12/2020. The property is located at 895 Howard Place, Assessor's Parcel Number 007-851-19, in the A-5 zoning district. The applicant has not been able to sell the property within the last six (6) months and is requesting another renewal of the permit to allow him time to sell the property and move.
- B Consideration and possible action re: Review of a special use permit, SUP1103, previously granted on July 10, 2024 to NV Energy for Phase I of the Sierra Solar renewable energy facility on Sagehen Creek Road, Assessor's Parcel Numbers 004-331-01, 004-331-11, 004-351-02, 004-351-03, 004-351-04, 004-351-05, 004-351-07, 004-351-08, 004-351-09, 004-351-10, 004-351-11, 004-351-14, 004-351-15, 004-351-16, 004-351-21, 004-351-22, and 004-351-36. One of the conditions for approval was an annual review until the Planning Commission determines that annual review is no longer necessary.

8. New Business:

- A. Consideration and possible action re: A sending site application, TDR26-2, filed by Thaine and Kari Ernst. The property is located at 1975 Berney Road, Assessor's Parcel Number 006-851-03, consisting of 40.0 acres with 34.28 irrigated water righted acres in the A-10 zoning district. The applicant proposes to record a conservation easement on the property.
- B. Consideration and possible action re: A reversion to acreage map application, PC26-8, filed by Gloria Frey & Rhys McDonald. The properties are located at 793 & 825 River Village Drive, Assessor Parcel Numbers 008-421-70 & 008-421-71, in the E-1 zoning district. The applicants propose to create one parcel from the two lots.
- C. Consideration and possible action re: A special use permit application, SUP26-13, filed by Eric Scott. The property is located at 4405 Sheckler Road, Assessor's Parcel Number 006-231-38, in the A-5 zoning district. The applicant proposes to operate a home based equipment rental business.
- D. Consideration and possible action re: A special use permit application, SUP25-26, filed by Wade Lumsden of GSD Metals. The property is located at 2954 Enterprise Way, Assessor's Parcel Number 007-311-50, in the I-2 zoning district. The applicant proposes expanding the area permitted for scrap recycling and adding tire recycling to the existing wrecking yard and scrap metal recycling facility.

9. Consent Agenda:

All matters listed under the Consent Agenda are considered routine and may be acted upon by the Board of County Commissioners 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, SUP1086, previously granted on May 8, 2024 to Clayton Bryant, Deadeye Dirtworks, LLC, for a home based business with outside storage of heavy equipment. The property is

B Consideration and possible action re: Discontinuation of review of special use permit, SUP1038, previously granted on August 10, 2022 to Paul Picotte, The Grid Brewery, for A) Beverage Processing, B) Eating/Drinking Establishment with alcohol sales/nighttime hours, and C) multi-tenant retail facility. The property is located at 2030 Reno Highway, Assessor's Parcel Number 008-361-56, in the C-2 zoning district. The majority of the conditions for approval have been completed, they are still awaiting Nevada Department of Transportation (NDOT) improvements at the highway entrance, and the remaining conditions can be monitored by staff for completion.

C Consideration and possible action re: Discontinuation of review of special use permit, SUP25-15, previously granted on June 11, 2025 to Creekwood Homes for a manufactured home dealership. The property is located at 3981, 3977 & 3943 Reno Highway, Assessor's Parcel Numbers 008-411-40, 008-411-41 & 008-411-42, in the C-1 zoning district. The conditions for approval have been verified by staff to be completed.

- STATE OF NEVADA)
 : ss.
County of Churchill)

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

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Diane Moyle, Administrative Assistant, who was subscribed and sworn to before me this **1st day of July 2026**.



Tara Adams, Deputy Clerk of the Board

Endnotes:

Disclosures:

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

Accommodations/Nondiscrimination:

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

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

Procedures:

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

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

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

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