



**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: August 12, 2026 at 6:00 PM

TYPE OF MEETING: Regularly Scheduled Planning Commission Meeting

Live Webcasting:

<https://www.youtube.com/@churchillcountystreams>

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 July 8, 2026 Public Hearing
7. **Old Business**
 - A. Update on Nevada Department of Transportation (NDOT) improvements to highway, commercial sidewalk and encroachments along Reno Highway in Churchill County.
8. **New Business:**
 - A. Consideration and possible action re: A home business special use permit application, SUP26-17, filed by Dana & Barbara Hutchison. The property is located at 1300 Lattin Road, Assessor's Parcel Number 010-581-27, in the E-1 zoning district. The applicant proposes to operate a home based sewing, tailoring & crafts business with occasional customer traffic.
 - B. Consideration and possible action re: A parcel map application, PC26-9, filed by JDLN Enterprises LLC. The property is at 9900 Carson Highway, Assessor's Parcel Number, 007-171-75, in the I-2 zoning district. The applicant proposes to divide the parcel into two lots.
 - C. Consideration and possible action re: A final subdivision map for Sand Creek #2, Phase 1, PC26-10, filed by Casey Road LLC. The property is south of Casey Road, Assessor's Parcel Numbers 008-792-11 and 008-792-95, in the R-1 zoning district. The applicant submits Phase 1 final subdivision map to implement the tentative map that was approved by the Board of County Commissioners on November 10, 2025 and to create 25 lots.
 - D. Consideration and possible action re: An abandonment of easement application, AE26-4, filed by Casey Road LLC. The property is south of Casey Road, Assessor's Parcel Numbers 008-792-11 and 008-792-95, in the R-1 zoning district. The applicant proposes to abandon the 50' portion of the road easement shown on sheet 3 of 5 of the Final Map of Sand Creek Subdivision. The 50' easement is to be replaced with dedicated roadways on the proposed Sand Creek Subdivision Map #2, Phase 1.
 - E. Consideration and possible action re: A zone change application, ZC26-2, filed by Mary Heapy of Arcadis, Inc. for Rivian. The property is located on the Lovelock Highway (Highway 95 North), Assessor's Parcel Number 004-431-44, in the RR-20 zoning district. The applicant proposes to change the zoning from RR-20 to I-3.
9. **Consent Agenda:**

All matters listed under the Consent Agenda are considered routine and may be acted upon by the 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: 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.

- B. Consideration and possible action re: Terminate the special use permits, SUP727 & SUP768, previously granted to Shannon Miller on December 12, 2007 & November 12, 2008 for a dog daycare with overnight kennel. The property is located at 2000 Auction Road, Assessor's Parcel Number 008-361-01, in the C-1 zoning district. The applicant is no longer in operation and the business license was terminated on 5/28/2026; therefore, the permits should be terminated.
- C. Consideration and possible action re: Terminate the special use permit, SUP913, previously granted to John Torok, Southwest Land & Minerals Corp, on August 10, 2016 for a mining and processing facility. The property is located north of Hazen off of Pole Line Road, Assessor's Parcel Numbers 009-251-03, 009-251-13, 009-251-15 & 009-251-23, in the RR-20 zoning district. A condition for the permit is maintenance of a business license, and this was terminated on 3/2/2026 when Mr. Torok stated that he is not working in the county and wouldn't be renewing the business license that expired 12/31/2025. Since the permit is no longer needed, it is recommended to terminate it.

10. Consider Future Agenda Items
11. Schedule Future Workshop
12. Commissioner Reports and Updates
13. Public Comment
14. Adjournment

STATE OF NEVADA)
 : ss.
County of Churchill)

*I, **Diane Moyle, Administrative Assistant**, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the **6th day of August 2026**, between the hours of 8:30 a.m. and 5:00 p.m., at the following locations in Churchill County, Nevada:*

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



Diane Moyle, Administrative Assistant

Diane Moyle, Administrative Assistant, who was subscribed and sworn to before me this **6th day of August 2026**.



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.*